



RHYEN JORDAN
ESTATE AGENTS

2 Toot Hill Close
Milton Keynes MK5 6LH

£970,000

·HIGHLIGHTS·

Imposing detached family home

Six bedrooms

Re-Fitted Kitchen/Breakfast Room

(4) refitted bath/shower rooms

Dining room with Bi- fold doors

Detached Double Garage

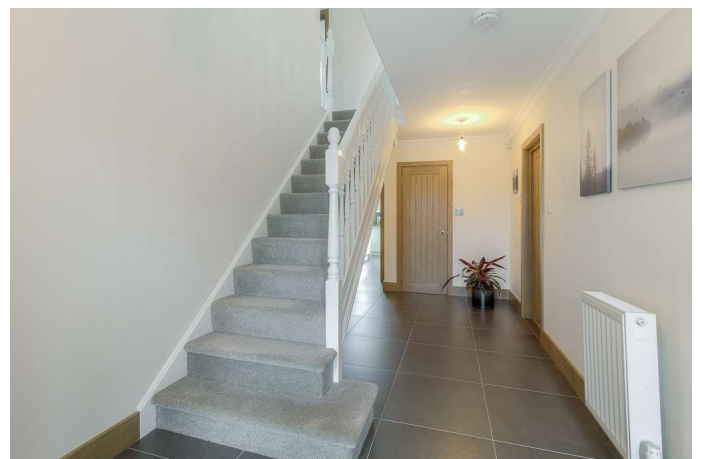
Attractive private rear garden

Cul-De-Sac Location



·Shenley Church End·

Rhyen Jordan Estate Agents Milton Keynes are delighted to bring to the open market this six bedroom, executive family home, situated in one of Milton Keynes more desirable locations of Shenley Church End. Shenley Church End is positioned in the South Western region of Milton Keynes The area offers many good traits and boasts an excellent reputation for its schooling. In addition, there are many local shops including a complex of various facilities such as a gym, restaurants and parks. This charming family home, is placed within a fantastic private setting, by the ancient medieval protected land of the Toot. Furthermore, there is ease of access to major commuting routes including Milton Keynes Central station, the M1 and the A5. To view or for more information please call Rhyen Jordan Estate Agents Milton Keynes now.



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•ACCOMMODATION•

Entrance Hall

Front entrance door. Stairs to first floor. Cornice to skimmed ceiling. Door to cloakroom. Cloaks cupboard. Door to living room, kitchen/breakfast room and study. Porcelain tiled flooring with underfloor heating. Two radiators. Solid oak doors with wheelchair access to all rooms. Frosted double-glazed window to front.

Cloakroom

Re-fitted "Kaldewei" suite comprising low level WC and wash hand basin. Frosted double-glazed window to side. Chrome effect heated towel rail. Skimmed ceiling with inset lighting. Tiled flooring. Splash back tiling.

Study 8' 2" x 10' 8" (2.49m x 3.25m)

Two double-glazed skylight windows to the front and rear. Ceiling spotlights. Radiator. Solid oak door with wheelchair access and solid oak skirting. Access to the loft.

Re-Fitted Kitchen/Breakfast Room 19' 9" x 16' 2" x 14' 7" (6.02m x 4.92m x 4.45m)

Fitted with a range of soft close wall and base units with quartz work surface incorporating sink, drainer, mixer tap and water softener. Two built in ovens self-cleaning, six ring hobs and central island unit. Built in dishwasher, full length fridge and freezer. Concealed extractor hood with remote control. Skimmed ceiling with inset lighting. Glass splash back. Porcelain tiled flooring with under floor heating and controls. Two radiators. Storage cupboard. Door to utility room and dining room. Double-glazed door to garden. Two double-glazed windows to the rear. Solid oak doors and skirting.

Re-Fitted Utility Room

Re-fitted with soft close base units and quartz work surface incorporating sink drainer and mixer tap. Built in self-cleaning microwave and warming drawer. Wall mounted boiler. Plumbing for washing machine. Space for tumble dryer. Radiator. Skimmed ceiling with inset lighting. Tiled flooring. Solid oak door and skirting. Double-glazed door to rear garden.

Dining Room 11' 9" x 11' 9" (3.58m x 3.58m)

Cornice to skimmed ceiling. Radiator. Bi-fold doors to rear garden. Double doors to living room. Solid oak doors and skirting.

Living Room 16' 11" x 12' 10" (5.15m x 3.91m)

Two double-glazed sash fire safety windows to the front with fitted blinds. Cornice to skimmed ceiling. Dual fuel fireplace and surround. Solid oak door and skirting. Two radiators.

First Floor Landing

Solid oak doors with wheelchair access and solid oak skirting. Cornice to skimmed ceiling. Double-glazed sash fire safety windows to the front. Airing cupboard.

Master Bedroom 15' 11" x 12' 10" (4.85m x 3.91m)

Two double-glazed sash fire safety windows to the front with built-in blinds. Built in seven door soft close John Lewis wardrobe and bedroom furnishings. Coving to skimmed ceiling. Radiator. Solid oak door to four piece en-suite.

Ensuite

Four piece "Kaldewei" suite comprising double walk in tiled shower cubicle with rainfall attachment, suspended WC with soft close cupboard surround, wash hand basin and panelled jacuzzi bath with shower attachment and fitted flat TV screen. Shaver point. Skimmed ceiling with inset lighting. Extractor. Chrome effect towel rail. Frosted double-glazed window to side. Solid oak door and skirting.

Bedroom Two 10' 11" x 10' 7" (3.32m x 3.22m)

Double-glazed window to rear. Radiator. Triple door fitted John Lewis wardrobe. Door to en-suite. Coving to skimmed ceiling. Solid oak door with wheelchair access and solid oak skirting.

Ensuite

Three-piece "Kaldewei" suite comprising wash hand basin, suspended low level WC with storage cupboard surround and walk in shower cubicle with rainfall attachment with remote control. Tiled flooring and walls. Heated towel rail. Extractor fan. Shaver point. Solid oak door and skirting.



Family Bathroom

Re-fitted three-piece "Kaldewei" suite comprising panelled bath with shower over, suspended low level WC and wash hand basin. Shaver point. Inset lighting. Tiled flooring. Frosted double-glazed window to side. Solid oak door with wheelchair access and solid oak skirting.

Bedroom Six 10' 8" x 9' 10" (3.25m x 2.99m)

Two double-glazed window to the side, front and skylight to the rear. Seven door soft close John Lewis wardrobe, radiator. Coving to skimmed ceiling. Solid oak door with wheelchair access and solid oak skirting.



Bedroom Five 9' 10" x 8' 6" (2.99m x 2.59m)

Double-glazed fire safety window with built-in blinds to the rear. Four door soft close John Lewis wardrobe, radiator. Ceiling light. Solid oak door with wheelchair access and solid oak skirting.

Second Floor Landing

Solid oak door with wheelchair access and solid oak skirting leading to bedrooms three, four and bathroom

Bathroom

Double-glazed skylight window to the rear. Three-piece "Kaldewei" suite comprising panelled bath with remote controlled shower over, suspended low level WC and wash hand basin in vanity surround. Part tiled walls. Extractor. Skimmed ceiling with inset lighting. Solid oak door and skirting.



Bedroom Three 19' 0" x 13' 0" (5.79m x 3.96m)

Double-glazed window to front. Radiator. Coving to skimmed ceiling with inset lighting. Solid oak door with wheelchair access and solid oak skirting.

Bedroom Four 10' 11" x 8' 11" (3.32m x 2.72m)

Double-glazed sash fire safety window to front. Seven door fitted wardrobes. Coving to skimmed ceiling with inset lighting. Solid oak door with wheelchair access and solid oak skirting.

Rear Garden

Enclosed and secluded south-west facing rear garden laid mainly to lawn with decking area, patio area, raised bedding and feature brick wall, wooden fence surround, outside tap power and lighting.

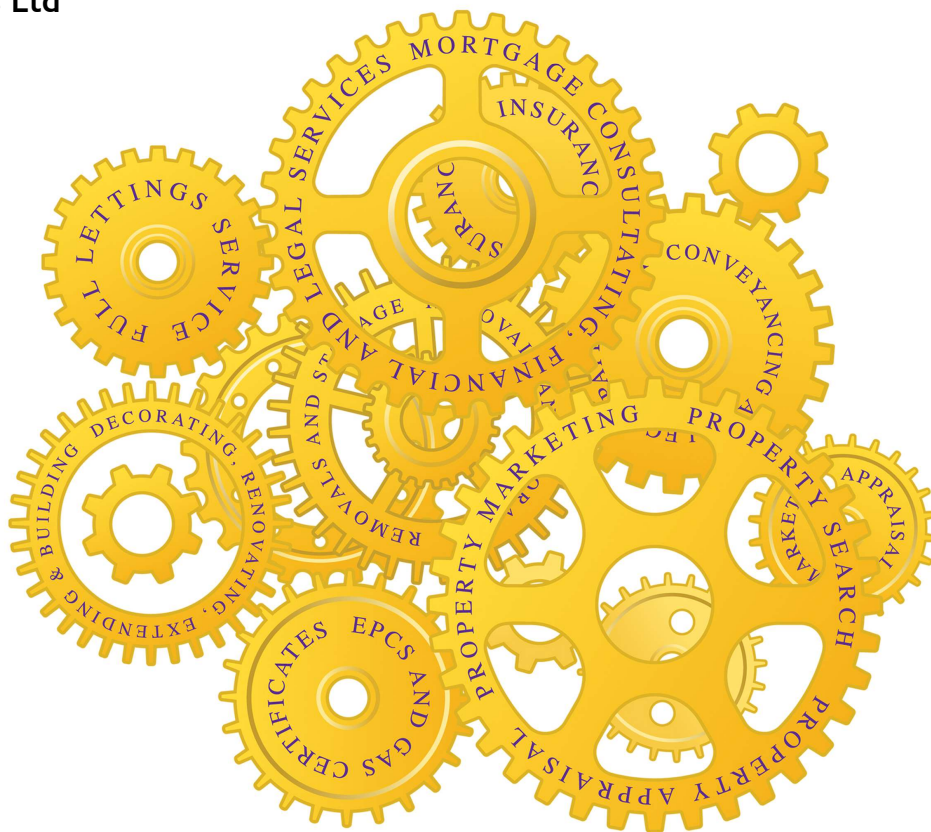




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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.