



Connells

Eaton Avenue
Bletchley MILTON KEYNES

Eaton Avenue Bletchley MILTON KEYNES MK2 2HN

for sale offers in excess of
£325,000



Property Description

Located in a popular and established area of Bletchley, this beautifully presented two double bedroom home offers generous living accommodation, a superb refitted kitchen/dining room and a substantial rear garden, making it an ideal purchase for first-time buyers, downsizers and investors alike.

The accommodation begins with an entrance hall leading through to a spacious and comfortable living room, featuring a bay window that floods the room with natural light and creates an inviting space for everyday living and entertaining.

To the rear of the property is an impressive open-plan kitchen/dining room, thoughtfully refitted with a contemporary range of high-gloss units, integrated appliances, stylish work surfaces and a central island with breakfast bar seating. With ample space for a dining table and direct access to the garden, this room forms the true heart of the home.

The first floor offers two generously proportioned double bedrooms. The principal bedroom benefits from a modern en-suite shower room, whilst the second bedroom is a versatile space currently utilised as a guest room and home office. A well-appointed family bathroom featuring a modern white suite serves the remainder of the accommodation.

Externally, the property enjoys a sizeable rear garden comprising an extensive patio area ideal for outdoor dining and entertaining, leading onto a long lawned garden with mature planting, established fruit trees and a high degree of privacy

Hall

Access to stairs and lounge

Lounge

Double glazed box bay window
Wall mounted radiator

Kitchen/Diner

Wall and base units
Integrated kitchen appliance
Kitchen island with a induction hob and ceiling mounted extractor
Double glazed UPVC window to side aspect
Double glazed UPVC sliding patio doors
Storage cupboard

Bedroom One

Wall mounted radiator
Double glazed window to front aspect

En-Suite

Shower cubicle
WC
Hand wash basin
Double glazed window to front aspect

Bedroom Two

Wall mounted radiator
Double glazed window to rear aspect

Bathroom

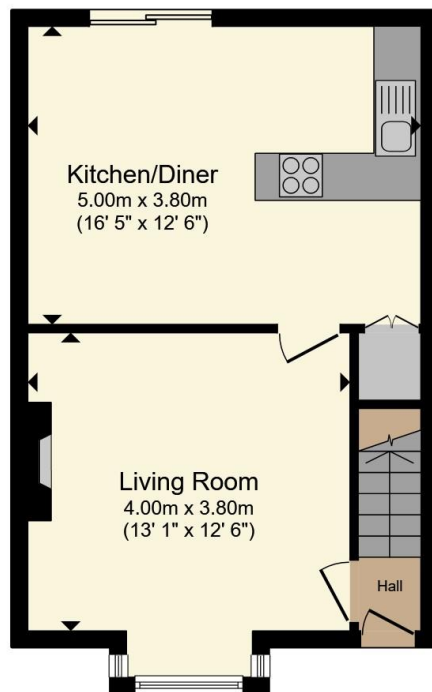
Bath
WC
Hand basin
Heated towel rail
Double glazed window to rear aspect

Agents Note

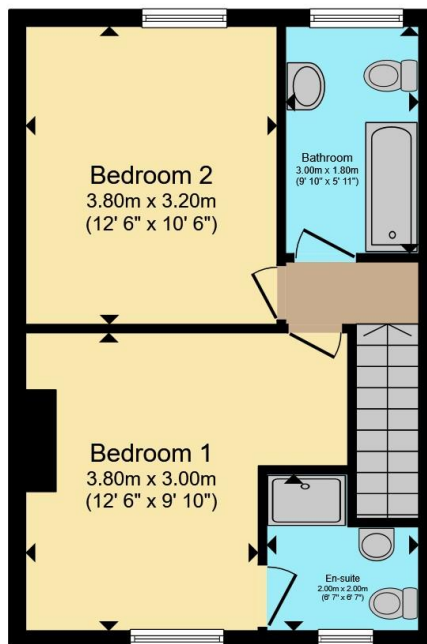
Please note that an AML fee is

chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 78.0 m² (839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01908 375 241
E bletchley@connells.co.uk

188 Queensway Bletchley
MILTON KEYNES MK2 2SW

EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/BLE312215

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLE312215 - 0004

