



Daylesford Court, Milton Keynes, MK15 9AY



**2 Daylesford Court
Downhead Park
Milton Keynes
MK15 9AY**

£495,000

A 3 bedroom detached bungalow with double garage in a small cul-de-sac - rarely available in this location- close to the City Centre, Campbell Park, The Grand Union Canal, & Willen Lake.

The bungalow has single level accommodation comprising a porch, hall, large open plan lounge and dining areas, kitchen, 3 bedrooms to include a master bedroom with dressing area and en-suite bathroom as well as a family shower room. Outside the property has good size gardens to the front, both sides, and rear of the property, a double garage and off-road parking for 2-3 cars.

The property is located in a small cul-de-sac of just 4 bungalows - conveniently located just a short walk to some great facilities to include The Grand Union Canal, Campbell Park, Willen Lake, the City Centre, and David Lloyd Fitness Centre.

Offered for sale with vacant possession and chain free.

- 3 Bedroom Detached Bungalow
- Small Cul-De-Sac of Just 4 Bungalows
- Double Garage + Parking for 2-3 Cars
- Large Open Plan Living Space
- Large Conservatory
- 2 Bath/Shower Rooms
- Great Location Close to Canal
- Walk to City Centre & Willen Lake
- CHAIN FREE SALE





Accommodation

A front door opens to porch which has a further door to the hall which has an airing/storage cupboard, access to the loft and doors to the bedrooms and bathroom. Glazed door with glazed side panels opening to the living area.

The large open plan living space has a living room and dining areas divided a central brick built fireplace incorporating a gas flame effect fire with shelving display area. The dining area has a window to the each side, and the door to the kitchen. The living room has French doors opening to for the conservatory and a door to the master bedroom suite. Window to the side.

A conservatory is of UPVC double glazed construction with a polycarbonate roof, tiled floor and a radiator. Patio doors open to the garden.

The kitchen has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit, integrated appliances include an electric hob, and oven, and there is space for a fridge/ freezer, washing machine and dishwasher.

Bedroom 1 starts with a dressing area with a doorway to the double bedroom which has a range of wardrobe spanning one wall and windows to the side and rear. An ensuite bathroom has a WC, bidet, wash basin and a bath with shower over. Tiled floors and window to the side.

Bedroom 2 is a double bedroom with windows to the rear and side overlooking the gardens. Range of fitted wardrobes spanning one wall.

Bedroom 3 has a window overlooking the rear garden.

A shower room has a suite comprising WC, wash basin and wet room style shower with tiled floor, walls and the window to the rear.

Outside

The front garden is partly enclosed by a brick wall, it has a tarmac drive providing off-road parking for 2-3 cars, some lawn and gated access to both sides of the property leading to the rear garden.

The rear garden has a paved patio and lawns with some stocked beds and mature plants. Gated access from the front to both sides of the bungalow. The

gardens wrap around the bungalow and in the main enjoy a sunny south westerly aspect. Both the adjacent MK Redway network and Grand Union Canal (located just across the road) offer for walking and cycling access to the nearby Willen Lake, beautiful Campbell Park, David Lloyd Fitness Centre and the newly opened Warbler on the Wharf canal side pub and adjacent café. The city centre is a pleasant walk away through Campbell Park.

Double Garage

A large brick built double garage with pitched tiled roof and loft storage. Two electrically operated up an over doors and a side pedestrian door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

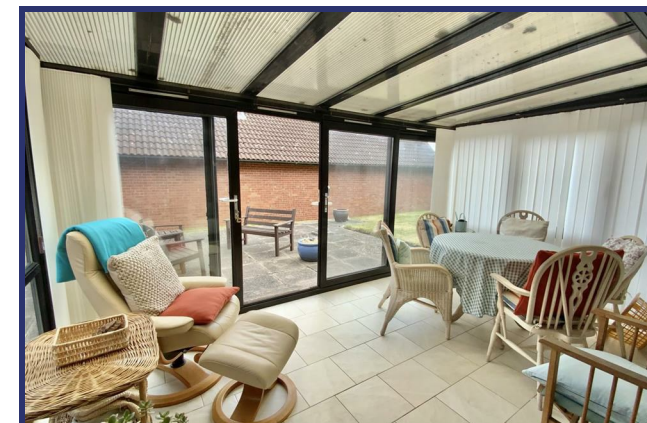
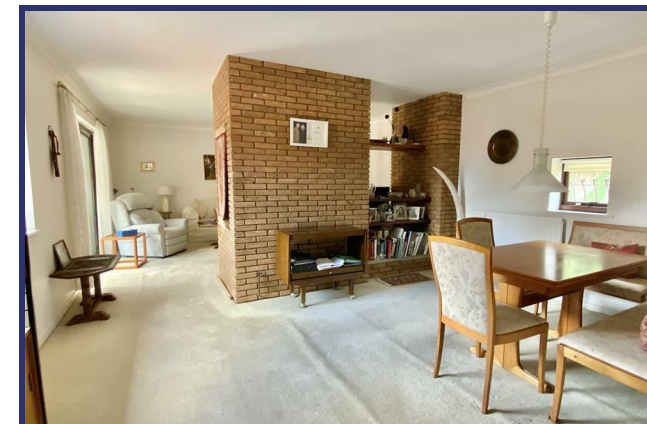
Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

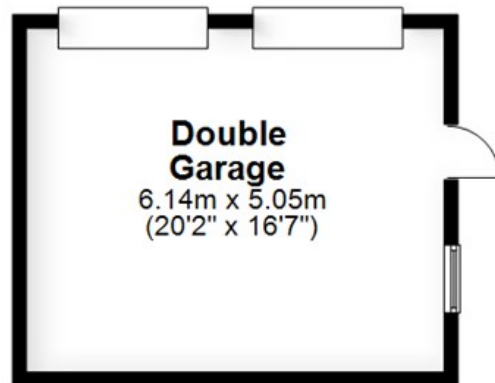
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

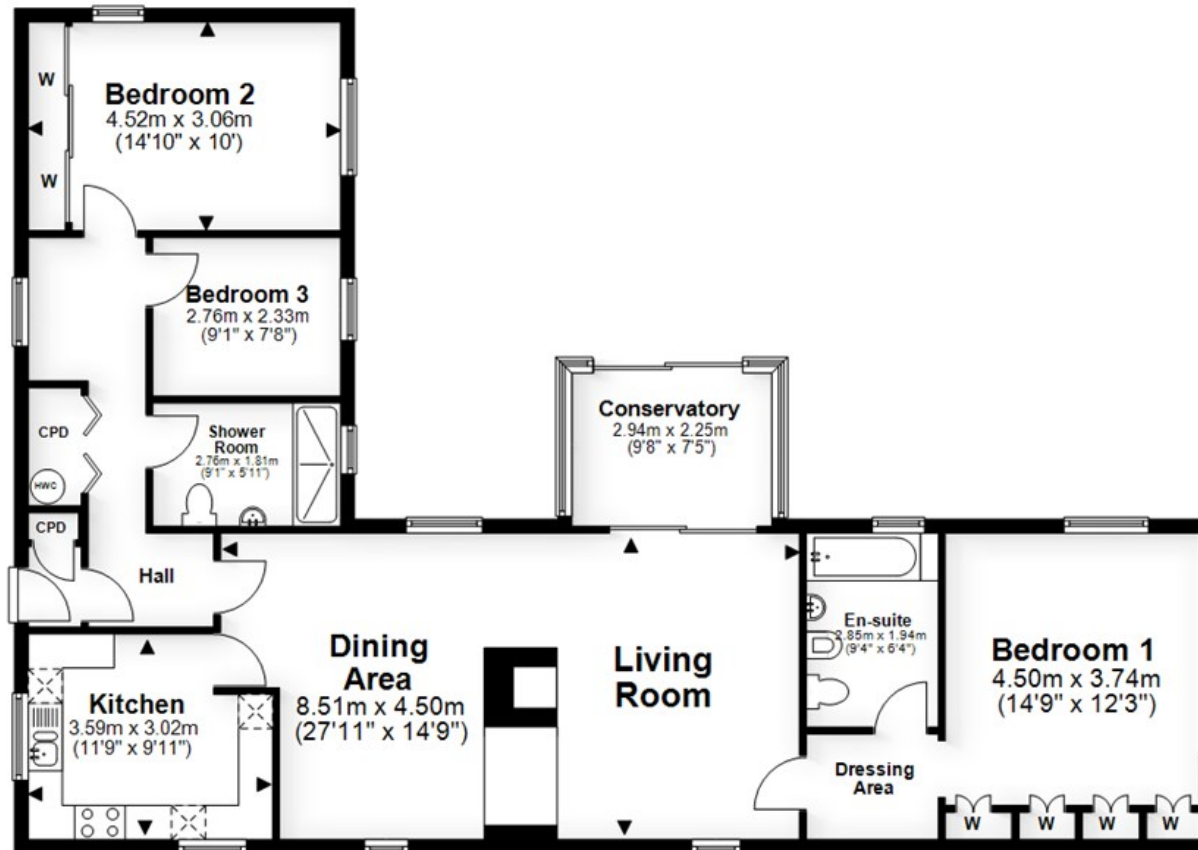




Double Garage

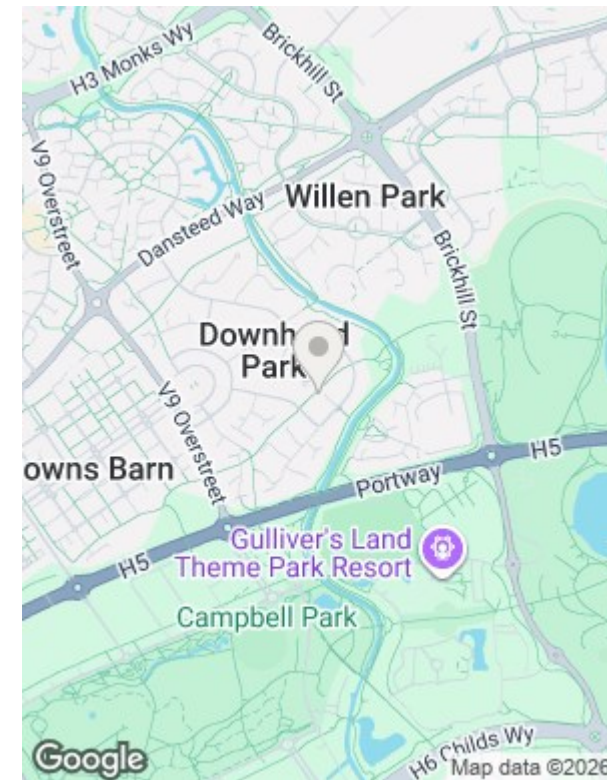


Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

