





£425,000

Situated in the popular Scott's Estate is this four-bedroom extended semi-detached family home offered with NO CHAIN. The ground floor comprises a lounge, dining room, kitchen and conservatory. The first floor provides three double bedrooms, a single bedroom, four piece en-suite to the main and a family shower room. Externally you have a private rear garden with further benefits including a garage with off road parking for multiple vehicles.

Property Description

ENTRANCE PORCH

Frosted double glazed door to entrance porch. Glass double doors to entrance hall, frosted double glazed windows to front and side aspects.

ENTRANCE HALL

Electric radiator, stairs to first floor, doors to lounge, dining room, kitchen and cloakroom, storage cupboard, warm air system.

CLOAKROOM

Low level w.c., wash hand basin with mixer tap, tiled floor, panelled walls.

LOUNGE

Double glazed sliding door to rear aspect.

DINING ROOM

Double glazed window to front aspect.

CONSERVATORY

Double glazed double doors to rear, double glazed windows to side and rear. Space for washing machine and tumble dryer, rolled edge work surface, tiled floor, electric radiator.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with rolled top work surface, one and half composite sink with mixer tap, space for cooker, extractor hood, space for dishwasher, fridge/freezer and fridge, tiled floor.

LANDING

Electric radiator, airing cupboard, doors to bedrooms and shower room.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes.

EN-SUITE

Frosted double glazed window to rear aspect. Sunken corner bath with shower attachment mixer tap, electric radiator, wash hand basin, low level w.c., shower cubicle, fully tiled walls.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Built in wardrobes.

BEDROOM FOUR

Double glazed window to front aspect. Built in wardrobe, storage cupboard.

SHOWER ROOM

Frosted double glazed window to rear aspect. Low level w.c., wash hand basin with mixer tap, shower cubicle with electric shower, fully tiled walls.

OUTSIDE

COVERED SIDE STORAGE AREA

Power and light, shed.

GARAGE

Up and over door, power and light.

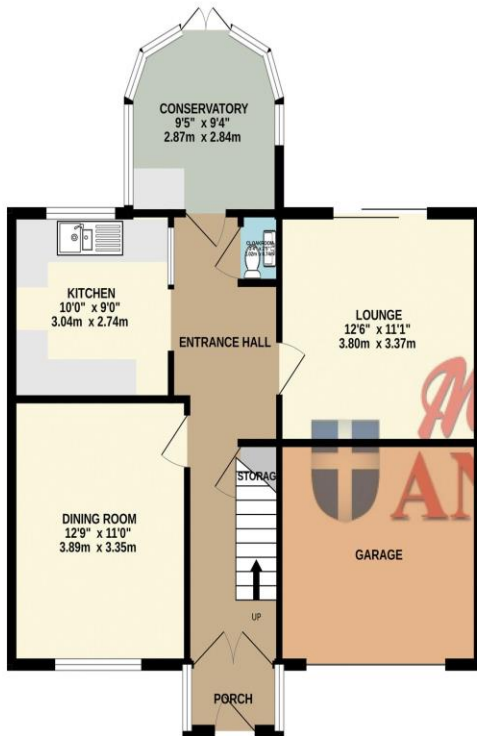
FRONT GARDEN

Block paved providing off road parking for several cars, enclosed by hedging, door to side storage area.

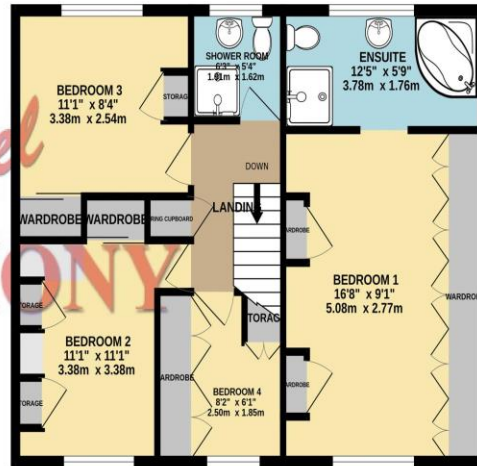
REAR GARDEN

Tiered, laid to artificial grass with patio area, enclosed by hedging, stone border, flowers, trees and shrubs, electric socket, three taps, three sheds, door to garage.

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 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 CONSUMER PROTECTION REGULATIONS 2008 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

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