





**Offers in Excess of
£425,000**

Located in the sought after area of Fenny Stratford is a four bedroom extended semi detached. The property has been extended to rear boasting a larger kitchen, a family room and a study behind the garage, it also benefits from a loft conversion offering a fourth bedroom. The ground level benefits include a downstairs cloakroom, lounge and dining room, the first floor offers three bedrooms and a four piece suite family bathroom. Externally is a generous sized secluded rear garden, ample off road parking and solar panels for electric and water. This property is being

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to side aspect. Tiled floor, radiator, stairs rising to first floor, door to lounge, door to kitchen, understairs storage cupboard.

CLOAKROOM

Double glazed window to side aspect. Low level w.c, tiled floor, vanity hand wash basin, loft access, radiator.

LOUNGE

Double glazed window to front aspect. Radiator, wall mounted light, double door to family room, wooden flooring.

FAMILY ROOM

Wooden flooring, double doors to dining room, radiator, door to kitchen.

DINING ROOM

Wooden flooring, door to kitchen, radiator.

STUDY

Double glazed window to rear aspect. Wood effect flooring, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Tiled floor, door to dining room, door to family room, wooden door to garden, under stairs storage cupboard, a range of wall mounted and base units with worktop surfaces, stainless steel one and half bow with drainer and mixer tap, complementary tiling, built in dishwasher, space for cooker, double glazed velux window to rear aspect, radiator.

INTERNAL HALL

Door to study, door to storage cupboard, door to en-suite, tiled floor.

LANDING

Doors to bedrooms one - three, door to bathroom, stairs to second floor.

BEDROOM ONE

Double glazed window to front aspect. Radiator, fitted wardrobes with sliding doors.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, fitted wardrobes with sliding doors.

BEDROOM THREE

Double glazed window to front aspect. Radiator

BEDROOM FOUR

Double glazed window to rear aspect. Eaves storage.

BATHROOM

Opaque double glazed window to side and rear aspect. Low level w.c, vanity hand wash basin, panelled bath with mixer tap, fully tiled walls, walk in shower cubicle with splash back tiling, radiator.

OUTSIDE

GARAGE/PARKING

Wall mounted boiler, barn doors, window to side access, power and light.

FRONT GARDEN

Laid to hard standing for parking for several vehicles, side gated access, low level brick wall, lawned area.

REAR GARDEN

Mainly laid to lawn, patio area, outside tap, security light, side gated access, fully enclosed timber fencing, stoned area, mature trees.

Approximate Gross Internal Area 1761 sq ft - 163 sq m
(Including Garage)

Ground Floor Area 1006 sq ft – 93 sq m

First Floor Area 527 sq ft – 49 sq m

Second Floor Area 228 sq ft – 21 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	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

190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk