





**Offers in the Region
Of £430,000**

Positioned in a cul-de-sac location on the Scotts estate in West Bletchley is this four-bedroom detached family home. The property is offered to the market with no upper chain and comprises a sitting room, dining area, kitchen and downstairs cloakroom. The first floor offers four bedrooms and a family bathroom. Externally the property benefits from a low maintenance rear garden, a garage and driveway.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Double glazed windows to front and side aspects. Radiator, stairs rising to first floor, double doors to lounge.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, part tiled walls, wash hand basin in vanity unit.

LOUNGE/DINER

Double glazed window to front aspect, double glazed sliding patio doors to rear. Two radiators, feature fireplace.

KITCHEN

Double glazed window to rear aspect, double glazed door to side. Fitted with a range of wall-mounted and base units, space for: washing machine, dishwasher, fridge freezer, and range cooker; part tiled walls, door to cloakroom.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, radiator, loft access, storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, built-in storage.

BATHROOM

Double glazed frosted window to side aspect. Radiator, low level WC, wash hand basin in vanity unit, bath with power shower over, storage cupboard, tiled walls.

OUTSIDE

GARAGE

Garage with up and over door, power and lights.

FRONT GARDEN

Block paved providing off-road parking for two cars, brick wall, gravel area, shrub borders.

REAR GARDEN

Mainly laid to patio with pond, flower borders, brick wall to rear, awning to remain, two side gated access, enclosed by wooden fence panelling.

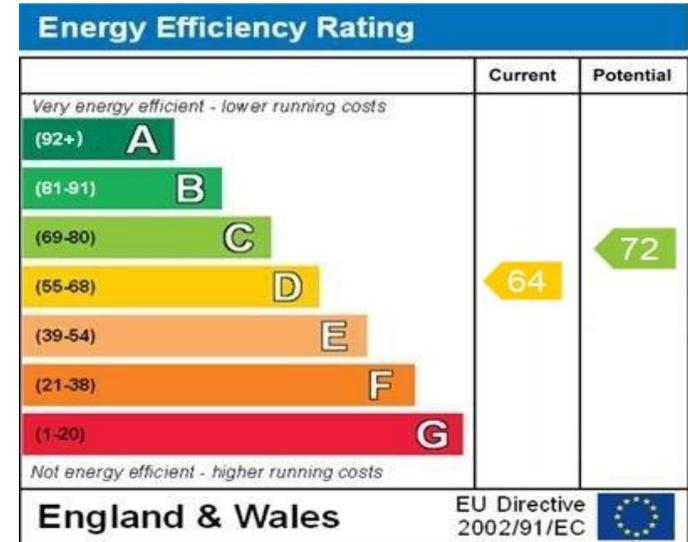
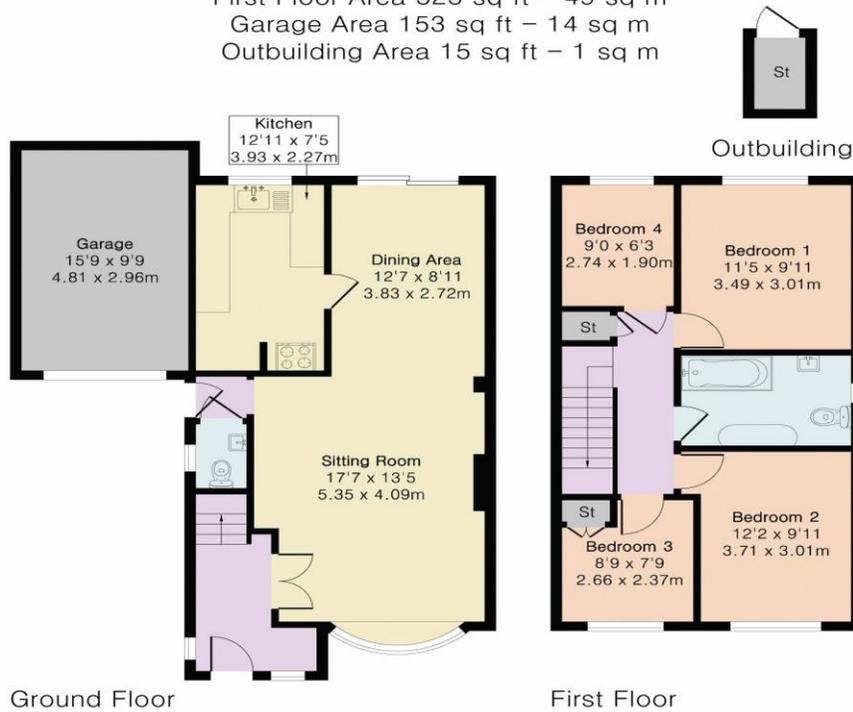
**Approximate Gross Internal Area 1084 sq ft - 101 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 525 sq ft – 49 sq m

Garage Area 153 sq ft – 14 sq m

Outbuilding Area 15 sq sq ft – 1 sq m



WWW.EPC4U.COM



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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