Michael ANTHONY

Butlers Grove, Great Linford

£350,000 Freehold



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£350,000

Situated in a quiet cul-de-sac within the sought-after area of Great Linford, this well-presented three-bedroom detached chalet bungalow offers versatile accommodation and a range of desirable features. The property comprises of a living/dining room, kitchen, family shower room and additional cloakroom. Externally, there is a private rear garden with an outbuilding, along with driveway parking to the front.

Property Description

ENTRANCE PORCH
Door to:

ENTRANCE HALL
Radiator. Doors to cloakroom, door to kitchen, door to bedroom three and door to lounge/diner.

CLOAKROOM
Double glazed frosted window to front aspect. Radiator, low level w.c, vanity hand wash basin with mixer tap.

LOUNGE/DINER
Double glazed window to front aspect. Two radiators, stairs rising to first floor, patio doors to garden.

KITCHEN
Two double glazed window to rear aspect. Garden door to rear, a range of eye and base level units with rolled edge work surface over, space for a fridge freezer, oven and hob with extractor hood over, part tiled, single drainer sink unit with mixer tap over. built in dish washer, space for washing machine, door to lounge/diner.

LANDING
Doors to bedrooms and bathroom, door to storage cupboard housing boiler and water tank, access to fully boarded loft space.

BEDROOM ONE
Two double glazed skylight windows to rear aspect. Built in wardrobes to rear and side, radiator.

BEDROOM TWO
Double glazed skylight window to rear aspect. Radiator.

BEDROOM THREE
Double glazed window to front aspect. Radiator.

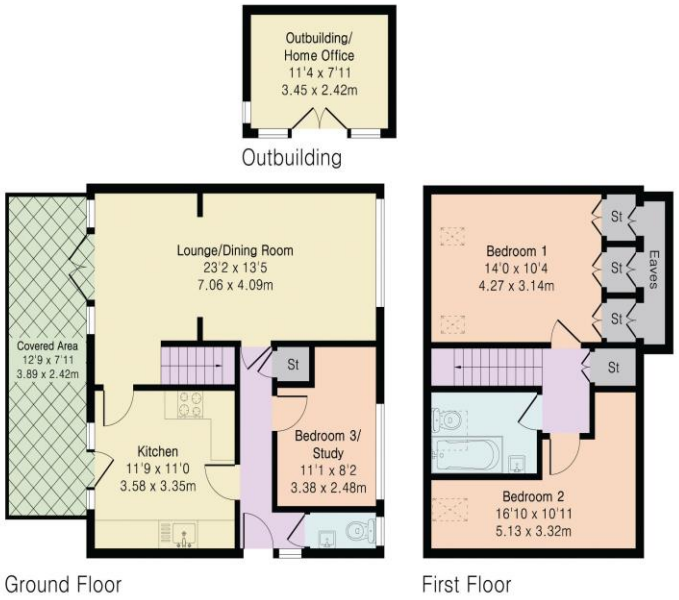
BATHROOM
Double glazed skylight window to rear aspect. Part tiled, free standing bath with shower attachment, low level w.c, pedestal hand wash basin with mixer tap, heated towel rail.

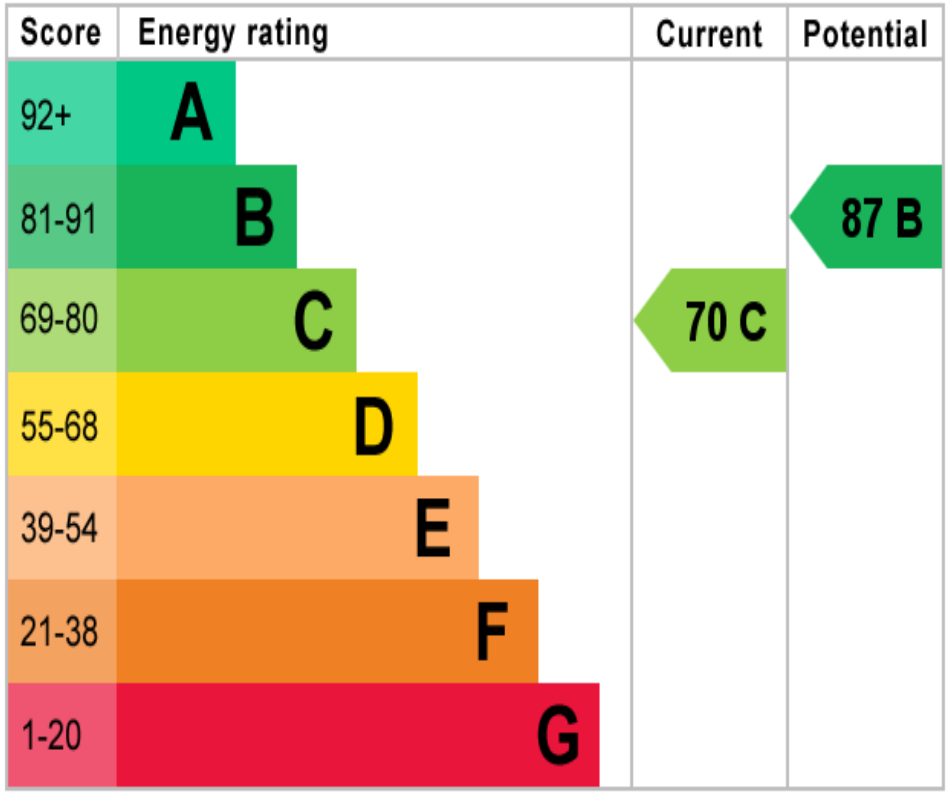
PARKING
Driveway with parking.

FRONT GARDEN
Gate to rear, pathway to front door, part shingled, part laid to lawn.

REAR GARDEN
Two decking areas, one decking lean to over, part patio, outside light, part shingled, brick wall to rear and right side, fence to the left side, outbuilding, outside tap.

Approximate Gross Internal Area 988 sq ft - 92 sq m
(Excluding Outbuilding)
Ground Floor Area 573 sq ft – 53 sq m
First Floor Area 415 sq ft – 39 sq m
Outbuilding Area 90 sq ft – 8 sq m





PINKPLAN

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.

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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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