



Chapel House, High Street, Newport Pagnell, MK16 8AB

welcome to

Chapel House, High Street, Newport Pagnell

GRADE II LISTED - This is a rare opportunity to acquire a distinctive period property in one of Newport Pagnell's most sought-after central locations. Highlights included: lounge, modern kitchen, study, en-suite to master, contemporary bathroom, garden and off-road parking.

Entrance Hall

Door to the front, under floor heating and stairs to the first floor. Doors to the open-plan lounge/kitchen/diner, cloakroom and the study.

Cloakroom

Wash hand basin and low-level WC.

Study

Double-glazed window to the side, under floor heating and double-glazed doors leading out to the garden.

Lounge/Dining Area

Double-glazed window to the rear, under floor heating and double-glazed doors leading out to the garden.

Kitchen Area

Fitted with a mix of wall and base unit with marble work surface over, inset sink with mixer tap, eye-level electric oven, eye-level microwave and a gas hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Central heating boiler and under floor heating. Double-glazed windows to the side and rear.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Radiator and double-glazed windows to the front and side. Doors to bedrooms two and three plus the family bathroom.

Bedroom Two

2 radiators and 2 double-glazed windows to the rear.

Bedroom Three

Radiator double-glazed window to the side and double-glazed window to the rear.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower screen and shower over. Extractor fan and double-glazed obscured window to the front.

Second Floor Landing

Stairs from the first floor and door to the bedroom.

Bedroom One

Double-glazed window to the rear, loft hatch, radiator and 2 double-glazed velux style windows to the side. Door to the en-suite.

En-Suite

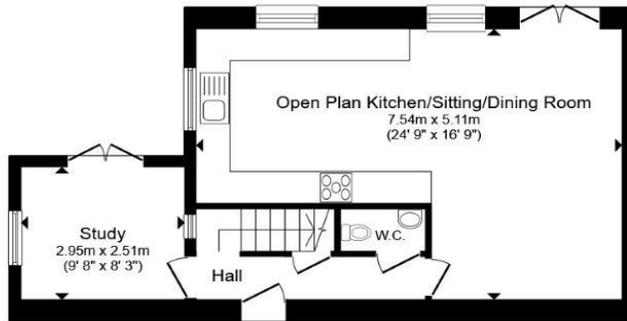
Partially tiled with 2 wash hand basins sitting on a vanity unit, low-level WC and a shower cubicle. Heated towel rail and double-glazed velux style window.

Outside Front Area

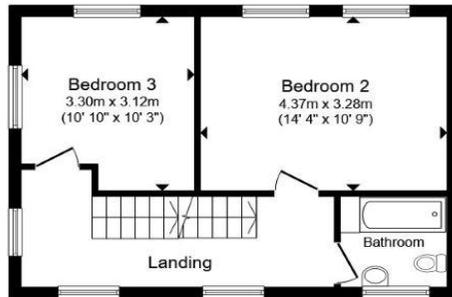
Driveway providing allocated off-road parking.

Rear Garden

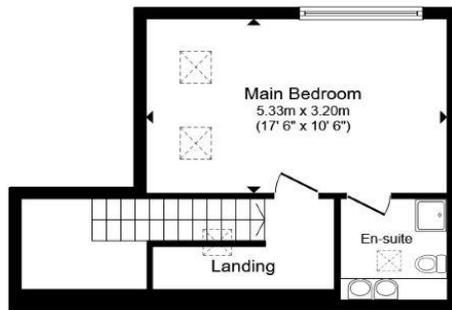
A mix of gravel, grass and patio areas with some raised beds and mature shrub borders. 2 Sheds.



Ground Floor



First Floor



Second Floor

Total floor area 116.2 m² (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Chapel House. High Street,
Newport Pagnell

- GRADE II LISTED
- PRIME HIGH STREET LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- ORIGINAL FEATURES
- MODERN KITCHEN

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: E

£575,000



view this property online [brownandmerry.co.uk/Property/NPL108041](https://www.brownandmerry.co.uk/Property/NPL108041)



Property Ref:
NPL108041 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)