



**Constantine Way
Bancroft Park, Milton Keynes MK13 0RA
Guide price £450,000**

Nestled in the desirable area of Bancroft Park, Milton Keynes, this charming house on Constantine Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,217 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With four well-proportioned bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Constructed in 1988, the house retains a classic charm while offering modern living. The property also features a single garage and parking, a valuable asset in this sought-after location.

Bancroft Park is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a welcoming environment. Do not miss the chance to make this house your new home.

Entrance

Entrance Hall

Lounge

10'9" x 15'4" (3.29m x 4.69m)



Dining Room

11'3" x 10'9" (3.45m x 3.28m)



Conservatory

12'0" x 5'11" (3.66m x 1.81m)



Kitchen

11'3" x 8'7" (3.43m x 2.64m)



First Floor Landing

Main Bedroom

10'11" x 11'4" (3.35m x 3.47m)



Ensuite



Bedroom2
8'1" x 11'3" (2.48m x 3.44m)



Bedroom 3
6'1" x 9'9" (1.87m x 2.99)



Bedroom 4
7'5" 6'9" (2.28 2.07)



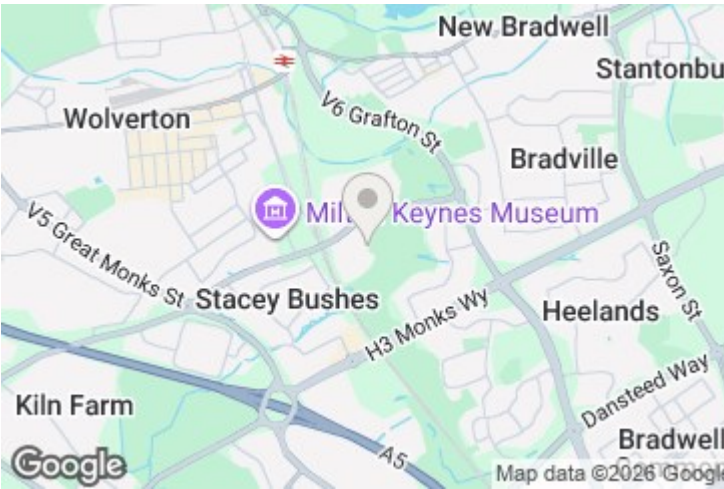
Shower Room



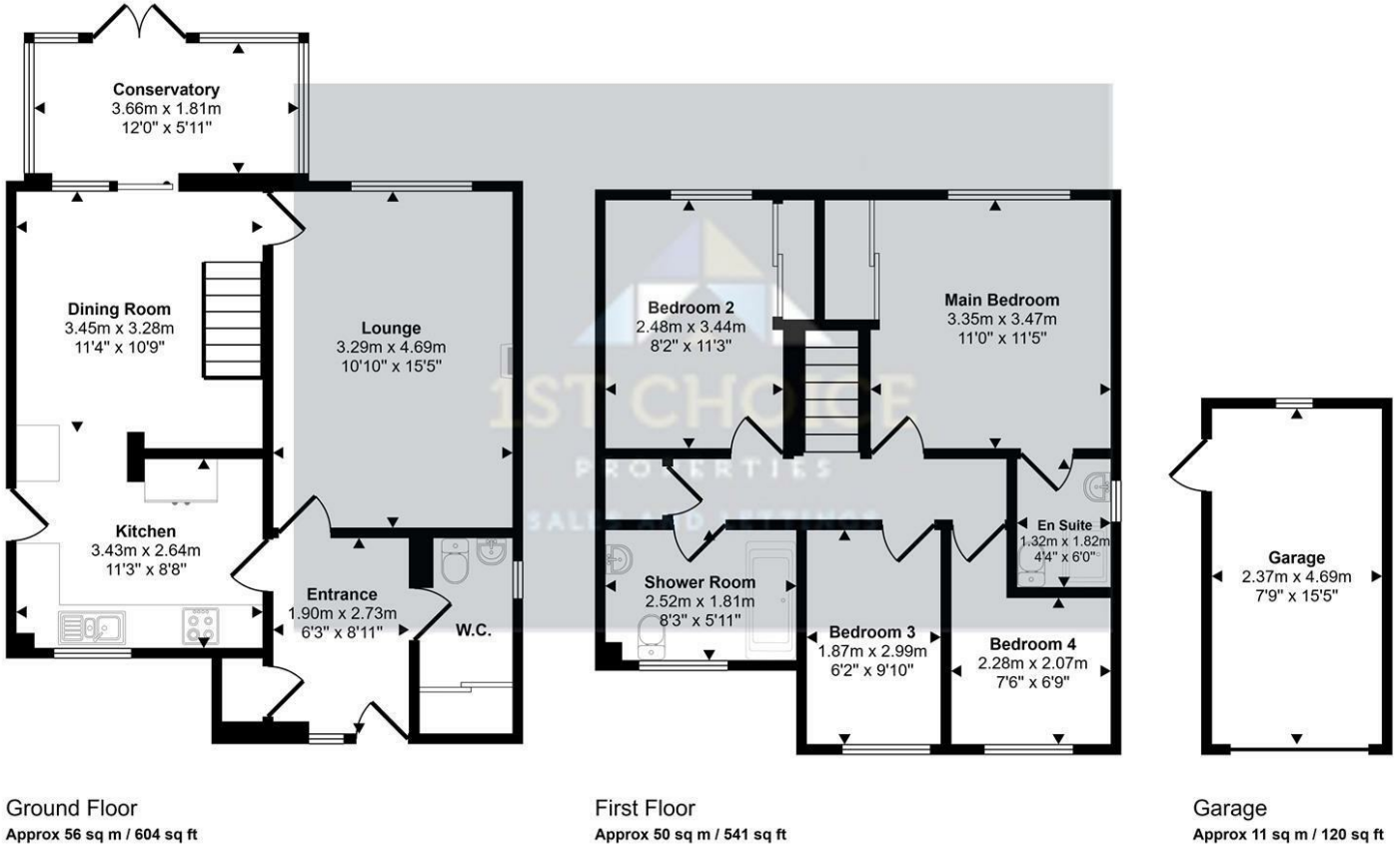
Rear Garden



Garage



Approx Gross Internal Area
117 sq m / 1264 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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