

# Under 1 Roof



**26 Hexham Gardens, MILTON KEYNES, MK3 5EY**  
**£1,495**

# 26 Hexham Gardens, MILTON KEYNES, MK3 5EY

Nestled in the charming area of Hexham Gardens in Bletchley, Milton Keynes, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house has recently been re-decorated, giving it a fresh and modern feel, complemented by new carpets throughout. This attention to detail ensures that you can move in with ease, making it a wonderful blank canvas to personalise to your taste.

In addition to its appealing interior, the property boasts practical features such as a garage and parking space for up to two vehicles, providing convenience for families with multiple cars or guests. The outdoor space is perfect for enjoying the pleasant British weather, whether it be for gardening or simply relaxing in the sun.

Located in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its combination of comfort, style, and practicality, this detached house in Hexham Gardens is a must-see for anyone looking to settle in Milton Keynes. Don't miss the chance to make this lovely property your new home.

## Lounge (Reception)

1525'7" x 1410'9" (465 x 430)

4.65m x 4.30m (15' 3" x 14' 1") UPVC windows to front and side aspect with radiators under. Fitted carpets.

## Kitchen / Dining Room

1542'0" x 984'3" (470 x 300)

4.70m x 3.00m (15' 5" x 9' 10") Comprising of a range of base and eye level units with roll top work surfaces under. Gas hob and electric oven. UPVC windows to front and side aspects. UPVC door leading to rear garden.

## Bedroom One

1049'10" x 1000'8" (320 x 305)

3.20m x 3.05m (10' 6" x 10' 0") UPVC window to front aspect with radiator under. Fitted carpets

## Bedroom Two

1082'8" x 984'3" (330 x 300)

3.30m x 3.00m (10' 10" x 9' 10") UPVC window to front aspect with radiator under. Fitted carpets

## Bedroom Three

754'7" x 656'2" (230 x 200)

2.30m x 2.00m (7' 7" x 6' 7") UPVC window to side aspect with radiator under. Fitted carpets. BT point

## Bathroom

Comprising of low level WC, Hand wash basin & double power shower. UPVC window to rear aspect. Towel rail radiator

## Rear Garden

Mainly laid to lawn with shrub borders and small patio area.

## Front Garden

Mainly laid to lawn with shrub borders and parking for one car

## Garage

Single garage with up and over door complete with power and lighting

## Directions

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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