







**£400,000**

Located in the popular area of Giffard Park in Milton Keynes, this three bedroom link detached family home is offered to the with many benefits including, kitchen/diner, lounge, family bathroom and additional downstairs cloakroom, rear garden, garage and driveway parking.

# Property Description

## ENTRANCE HALL

Stairs to first floor, doors to cloakroom, kitchen/diner and lounge.

## CLOAKROOM

Frosted double glazed window to front aspect Radiator, vanity wash hand basin, low level w.c., tiled walls.

## LOUNGE

Double glazed sliding door to rear aspect. Radiator.

## KITCHEN/DINER

Double glazed window to front aspect, double glazed double doors to side aspect. Range of wall mounted and floor standing units with work surface over, built in oven and gas hob with extractor fan over, integrated fridge/freezer, plumbing for washing machine, integrated dish washer, one and a half bowl stainless steel single drainer sink with mixer tap, radiator.

## LANDING

Airing cupboard housing wall mounted gas boiler, access to boarded loft space, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Frosted double glazed window to front aspect. Low level w.c., wall mounted wash hand basin, heated towel rail, tiled walls, 'P' shaped bath with shower over.

## GARAGE & PARKING

Single garage with up and over door, driveway providing off road parking.

## FRONT GARDEN

Pathway to front door, side gated access, outside light.

## REAR GARDEN

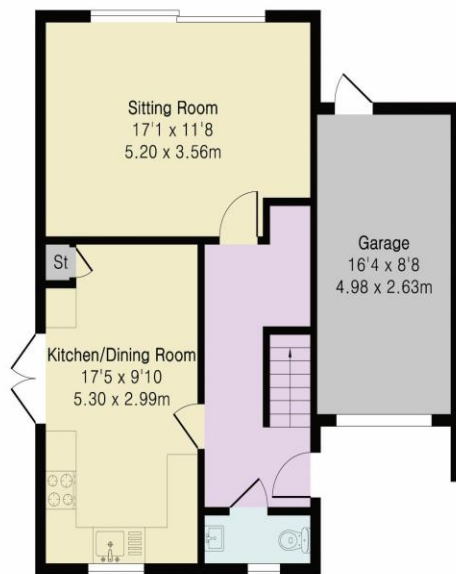
Mainly artificial grass, flower and shrub beds, outside light, cold water tap, gated side access, surrounded by panel fencing,

**Approximate Gross Internal Area 1006 sq ft - 94 sq m  
(Excluding Garage)**

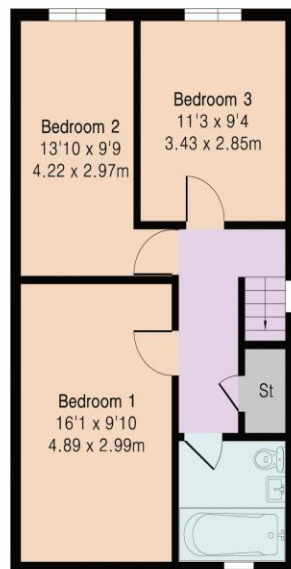
Ground Floor Area 503 sq ft – 47 sq m

First Floor Area 503 sq ft – 47 sq m

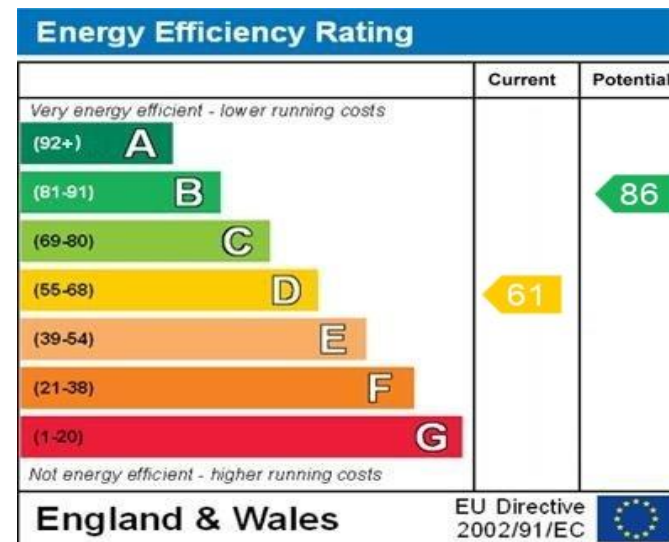
Garage Area 141 sq ft – 13 sq m



Ground Floor



First Floor



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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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