



CHRIS DURRANT
— ESTATE AGENTS —

exp

Leary Crescent, Newport Pagnell, MK16 9GD

Offers Over £375,000

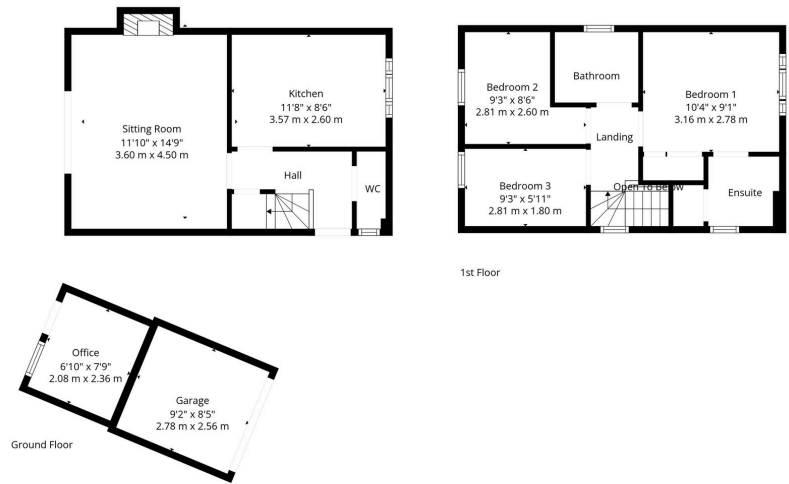
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- No upward chain
- Sought after location
- Part converted garage to office/study
- Close to good commuting routes
- Integrated appliances
- Good size rear garden
- Close to good schools
- En suite to master bedroom
- Downstairs WC



Being sold with no upward chain is this three bedroom, detached home in the sought after market town of Newport Pagnell. This home has a good size garden and has been improved with part converted garage to be a very useful office/workspace whilst still retaining storage to the front.





TOTAL: 753 sq. ft. 70 m²
 : 0 sq. ft. 0 m². GROUND FLOOR: 408 sq. ft. 38 m². 1ST FLOOR: 345 sq. ft. 32 m²
 EXCLUDED AREAS: GARAGE: 77 sq. ft. 7 m²; "": 49 sq. ft. 5 m²; FIREPLACE: 6 sq. ft. 1 m².
 WALLS: 111 sq. ft. 11 m².

Floor Plan Created By Hargreave & Hargreave. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy performance certificate (EPC)

14 Little Chiswell NEWPORT PRINCELL WY8 9DQ	Energy rating C	18th April 12 November 2025
Certificate number: 8320-2007-2590-2095-6001		
Property type	Detached house	
Total floor area	66 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/consultations/energy-rating-standards-guidance) (<https://www.gov.uk/government/consultations/energy-rating-standards-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 The average energy rating is D
 The average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79.5	79.5
55-68	D		
39-54	E		
21-38	F		
1-20	G		

