





£325,000

Positioned in a cul-de-sac location on the popular Rivers Estate is this three bedroom semi detached. The property boasts a secluded rear garden, garage with ample off road parking, refitted kitchen, separate reception rooms. Further benefits include being walking distance to Primary and Secondary schools, bus stops and shops.

Property Description

ENTRANCE

UPVC door to entrance hall.

LOUNGE

Double glazed window to front aspect. Radiator, understairs storage, through to dining room.

DINING ROOM

Double glazed double doors to garden. Radiator, door to kitchen.

KITCHEN

Double glazed window to rear aspect, double glazed door to driveway. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel sink with individual taps over, space for gas cooker, space for washing machine, fridge/freezer and tumble dryer.

LANDING

Doors to bedrooms, bathroom and separate w.c.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe, built in storage.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Bath with shower over, corner sink vanity unit, heated towel rail, tiled walls.

SEPARATE W.C.

Frosted double glazed window to side aspect. Low level w.c.

OUTSIDE

GARAGE

Up and over door.

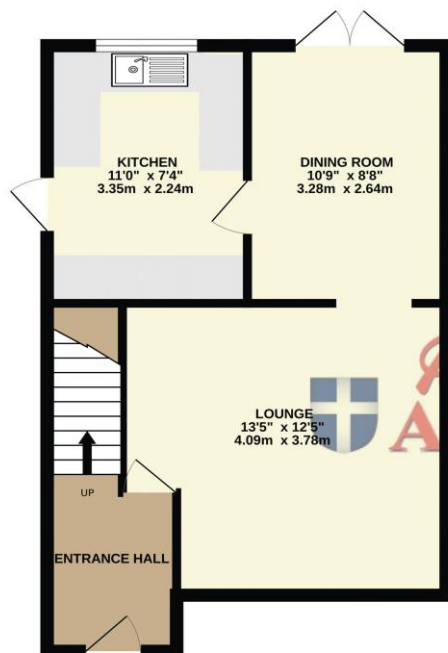
FRONT GARDEN

Block paved and gravel areas providing off road parking, double wooden gate to rear,

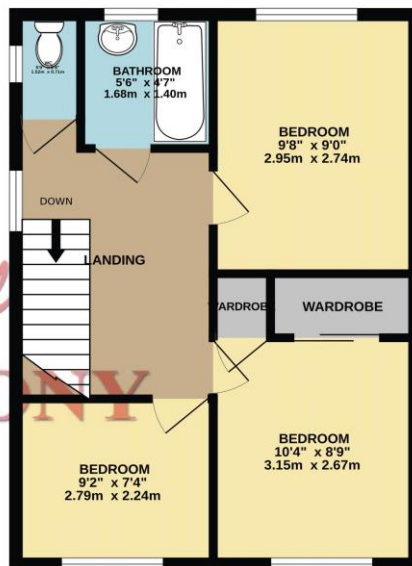
REAR GARDEN

Mainly laid to lawn with patio area, flower borders, enclosed by wooden fencing panels.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk