





**Offers in Excess of
£390,000**

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

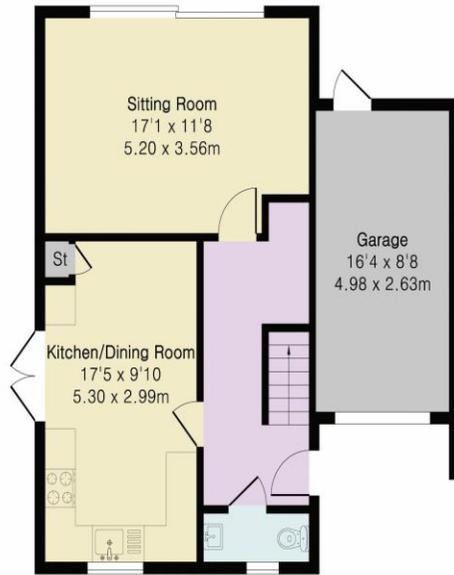
Pathway to front door, side gated access, outside light.

REAR GARDEN

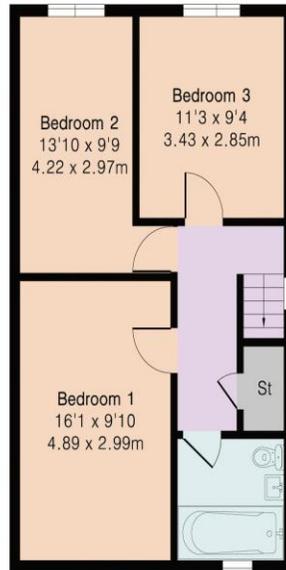
Mainly artificial grass, flower and shrub beds, outside light, cold water tap, gated side access, surrounded by panel fencing,

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

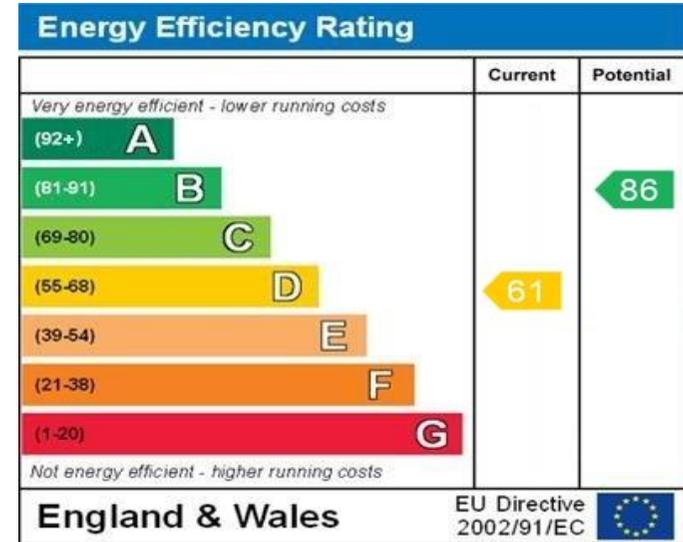
Ground Floor Area 503 sq ft – 47 sq m
 First Floor Area 503 sq ft – 47 sq m
 Garage Area 141 sq ft – 13 sq m



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.



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

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