





**Offers in Excess of  
£375,000**

Located within the ever sought after location of Shenley Lodge this three bedroom detached family home is offered to the market with many benefits including kitchen, two reception rooms, family bathroom, rear garden, and driveway parking. This property also includes planning permission for an extension STPP.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

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

## **LOUNGE/DINER**

Double glazed window to rear aspect, double glazed door to conservatory. Radiator.

## **CONSERVATORY**

UPVC double glazed windows to side and rear aspects double glazed door to rear.

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of floor standing and wall mounted units with roll edge work surface over, double drainer sink with mixer tap, splash back tiling, built in oven and hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, breakfast bar, radiator.

## **LANDING**

Double glazed window to front aspect. Airing cupboard housing wall mounted boiler, access to loft space, radiator, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to front aspect. Pedestal wash hand basin, low level w.c., panelled bath with mixer tap and shower attachment, fully tiled walls, radiator.

## **OUTSIDE**

### **FRONT GARDEN & PARKING**

Side gated access, outside light, driveway parking for several cars.

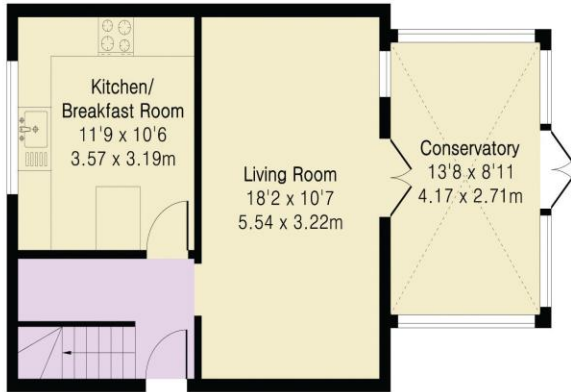
### **REAR GARDEN**

Laid to lawn, side gated access, outside light, enclosed by timber fencing panels.

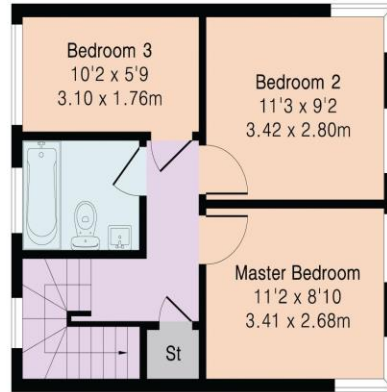
## Approximate Gross Internal Area 911 sq ft - 84 sq m

Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 390 sq ft – 36 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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