



Taylor Close, Milton Keynes, MK17 9GN



2 Taylor Close  
Eaton Leys  
Milton Keynes  
MK17 9GN

## Offers In Excess Of £400,000

**\*Guide Price £425,000 - £450,000\* STUNNING FOUR BEDROOM DETACHED FAMILY HOME.** Situated on the Woburn Downs Development in the semi-rural location of Eaton Leys. The location offers easy access of Central Milton Keynes, Buckingham, Leighton Buzzard and beyond. There are a number of Railway Stations close by including Bletchley for a direct route into London Euston and the North.

The accommodation in brief comprises of entrance hall, DOWNSTAIRS CLOAKROOM, lounge , QUALITY FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES, first floor landing, PRINCIPLE BEDROOM WITH ENSUITE, two further double bedrooms, a single bedroom and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and DRIVEWAY TO THE SIDE. This beautiful development has a proposed primary school, play areas, and a cycle route that will join the Redways that flow through Bletchley & into Milton Keynes. Internal viewing comes at our highest recommendation to fully appreciate. EPC rating A.

- NHBC with 6 Years Remaining
- Downs Development
- Solar Panels
- Close to Local Amenities
- Ideal for First Time Buyers
- Eaton Leys
- Downstairs Cloakroom
- Principle Bedroom with En-suite
- Must See
- EPC Rating A







**Entrance Hall**

Enter via composite UPVC door. Doors leading to all rooms. Storage cupboard. Radiator.

**Lounge**

UPVC double glazed window to front aspect. Two radiators. Tv and telephone point.

**Kitchen/Diner**

UPVC double glazed window to rear aspect. Comprising of roller edge works surfaces with storage over and under. Integrated gas hob with stainless steel extractor fan over. Integrated dishwasher, integrated washing machine, integrated fridge freezer. One and a half stainless steel bowl sink with mixer tap over. Double doors lead leading to garden. Storage cupboard. Radiator.

**Cloakroom**

Two piece suite comprising of low-level WC and hand wash pedestal basin. Extractor fan. Radiator.

**First Floor Landing**

UPVC double glazed window to side elevation. Doors leading to all rooms. storage cupboard. Radiator. Loft access.

**Principle Bedroom**

UPVC double glazed window to rear elevation. Door into ensuite. Built-in wardrobe with sliding mirrored door. Radiator.

**Ensuite**

UPVC double glazed window to rare elevation. Three piece suite comprising of low-level WC, hand wash pedestal basin and fully tiled shower cubicle. Heated towel rail. Extractor fan.

**Bedroom Two**

UPVC double glazed window to front elevation. Built-in wardrobe with mirrored sliding door. Radiator.

**Bedroom Three**

UPVC double glazed window to front elevation. Radiator.

**Bedroom Four**

UPVC double glazed window to rear elevation. Radiator.

**Family Bathroom**

Obscure UPVC double glazed window to side elevation. Three-piece suite comprising of low-level WC, hand wash pedestal basin and fully tiled panel bath with shower over. Extractor fan. Heated towel rail.

**Exterior**

**Front Garden-**

Solar Panels. Pathway leading to house. Pebble beds either side. Paved driveway for upto two cars. Gate leading to rear garden.

**Rear Garden-**

Enclosed by timber fence. Patio area with remainder laid to lawn. Security light. Water access.

**Material Information**

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: A

Number and types of room: 4 bedrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

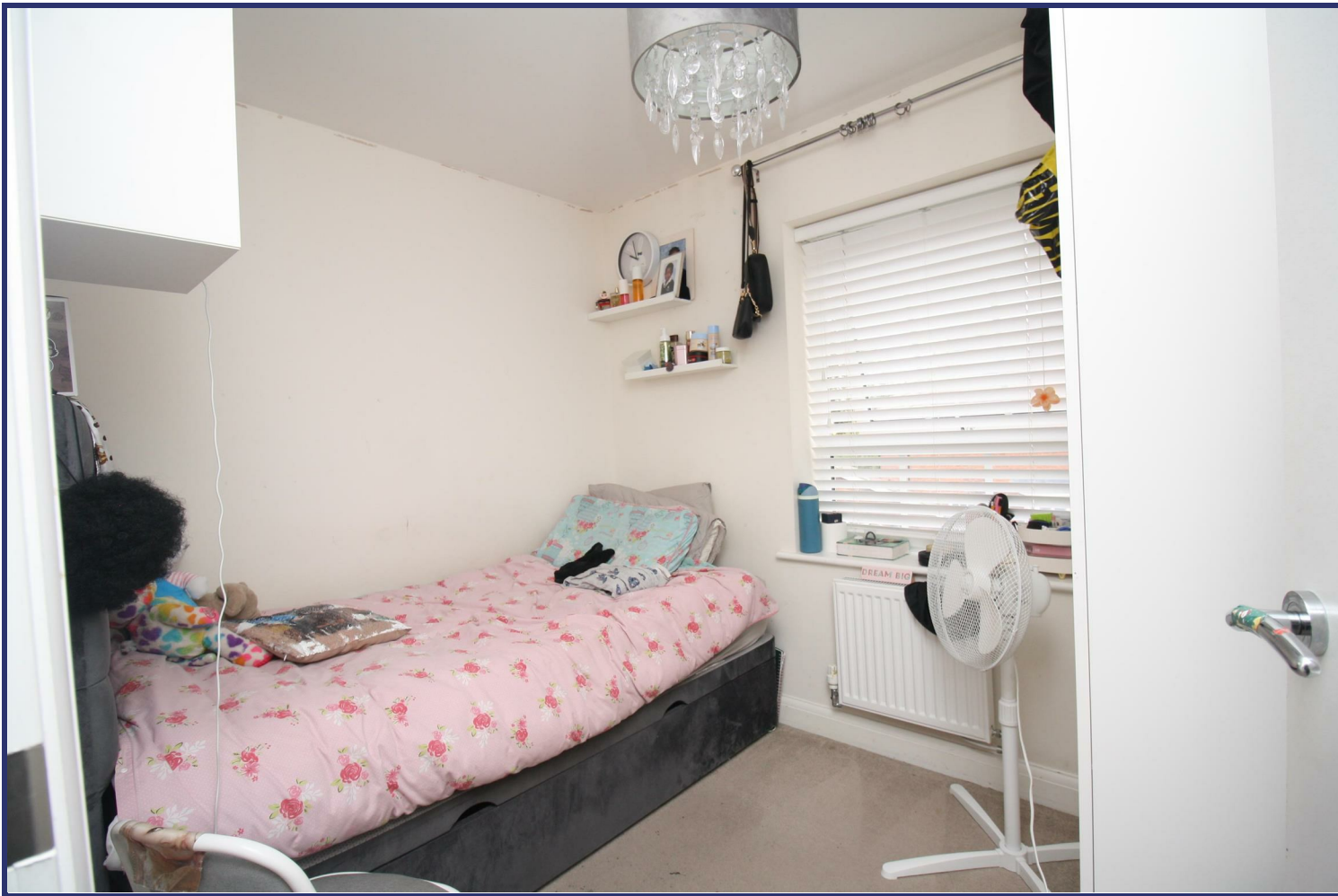
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**Note To Purchaser**

**Disclaimer**

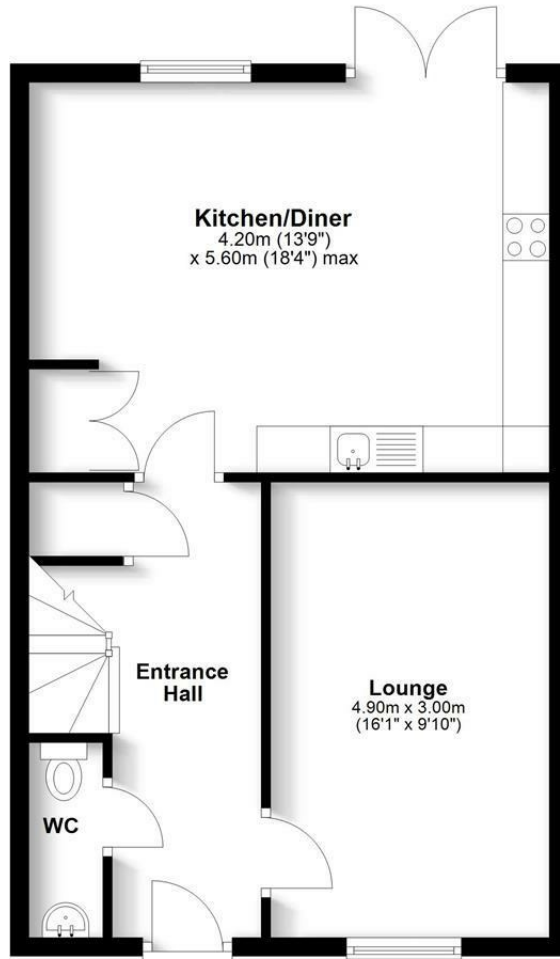






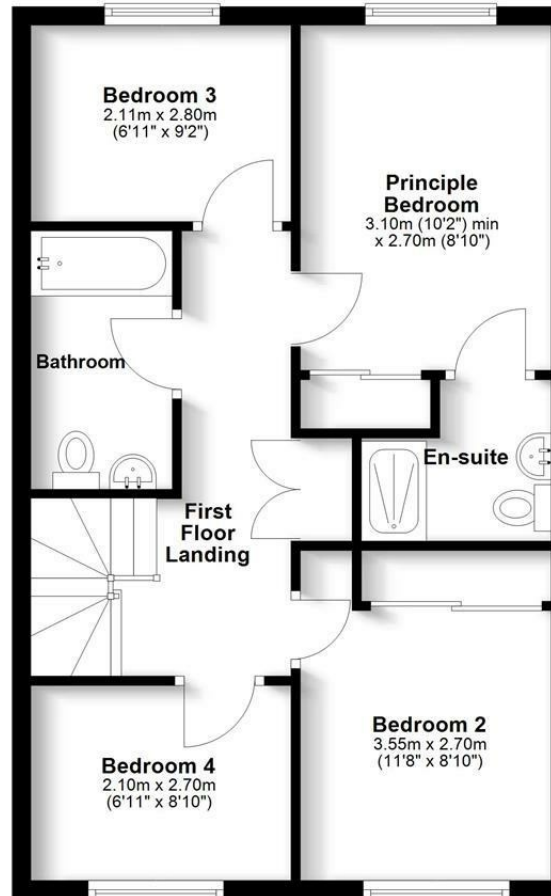
## Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)

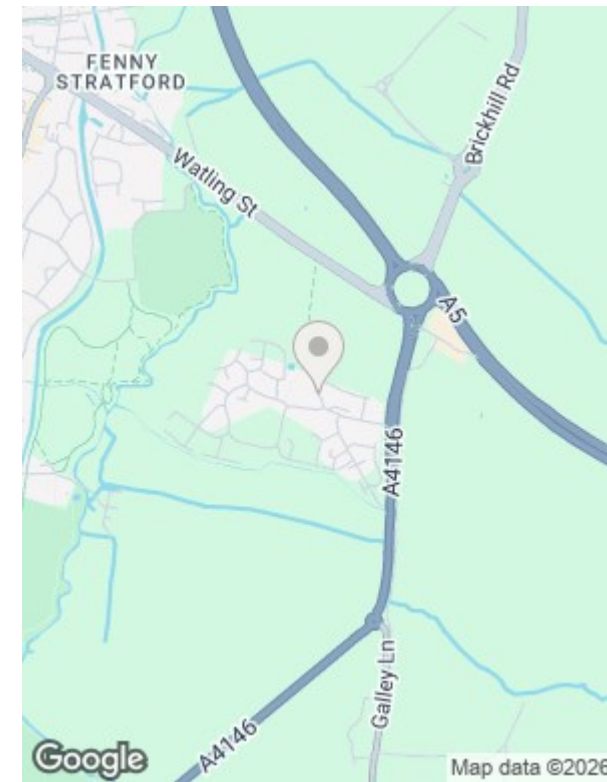


## First Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 646699

✉️ bletchley@carters.co.uk

🖱️ carters.co.uk

🗨️ 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	98 99
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

