





**Offers in Excess of
£400,000**

Positioned in a cul-de-sac location on the sought after Kents Hill development on the East side of Milton Keynes is this extended and improved three bedroom link detached family home. The property has been extended to the rear and had a garage conversion which now offers an open plan kitchen/diner with bi fold doors on to the rear garden. Further benefits include lounge, playroom/study, downstairs cloakroom, en suite to master and family shower room. Externally is a secluded rear garden and off road parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to side aspect. Door to lounge, stairs rising to first floor, door to kitchen/diner, door to cloakroom, tiled floor.

CLOAKROOM

Double glazed window to side aspect. Wood effect flooring, low level w.c, radiator, wall mounted hand wash basin.

LOUNGE

Double glazed bay window to front aspect. Radiator, herringbone wood floor.

STUDY/PLAYROOM

Double glazed door to rear garden. Radiator, wood effect flooring.

KITCHEN/DINER

Double glazed velux windows to rear aspect. Two double glazed bifold doors to rear garden, two radiators, porcelain butler sink with mixer tap, a range of wall mounted and base units with quartz worktops, space for a fridge freezer, built in dish washer, built in microwave, two built in electric ovens with electric induction hobs with extractor fan over.

UTILITY

Double glazed rear door to garden. Wall mounted boiler, space for washing machine, space for tumble dryer, extractor fan, single drainer sink with mixer tap.

LANDING

Airing cupboard housing hot water tank with linen shelving, wood effect flooring, loft access, door to bedrooms, door to shower room.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes.

EN-SUITE

Opaque double glazed window to front aspect. Radiator, tiled floor, extractor fan, freestanding bath with mixer tap, storage cupboard

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

SHOWER ROOM

Double glazed window to side aspect. Walk in double shower with splashback tiling with raindrop shower head, low level w.c, pedestal hand wash basin, heated towel rail.

OUTSIDE

GARAGE/PARKING

Driveway.

FRONT GARDEN

Lawn area, security light mature bushes and shrubs.

REAR GARDEN

Paved area, side gated access, lawn area, outside tap, outside power, fully enclosed by timber fence and brick wall, shed to remain, security light.

Sweetlands Corner, Kents Hill, Milton Keynes, MK7

Approximate Area = 1135 sq ft / 105.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Michael Anthony Estate Agents. REF: 1509028

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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