





£325,000

Tucked away within a quiet cul-de-sac location this three bedroom semi-detached home is offered to the market with many benefits including two reception rooms, kitchen, family bathroom and additional downstairs cloakroom, rear garden and driveway parking.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Door to cloakroom, door to reception room and door to lounge/diner.

CLOAKROOM

Frosted double glazed window to front aspect. Radiator, wall mounted wash hand basin, low level w.c, part tiled walls.

LOUNGE/DINER

Double glazed window to rear aspect. Double glazed door to rear, stairs rising to first floor, radiator, under stairs storage cupboard, radiator, door to kitchen.

RECEPTION/STUDY

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window to rear aspect. Single drainer sink unit with mixer tap over, space for cooker, space for fridge freezer, a range of fitted floor and wall mounted units with rolled edge work surface area, plumbing for a washing machine, plumbing for a dish washer, splash back tiles, wall mounted boiler.

LANDING

Doors to bedrooms and bathroom, access to loft space

BEDROOM ONE

Double glazed window to rear 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. Heated towel rail, low level w.c, panelled bath with mixer tap and shower attachment over, vanity wash hand basin, part tiled walls, extractor fan.

OUTSIDE

GARAGE/PARKING

Driveway parking

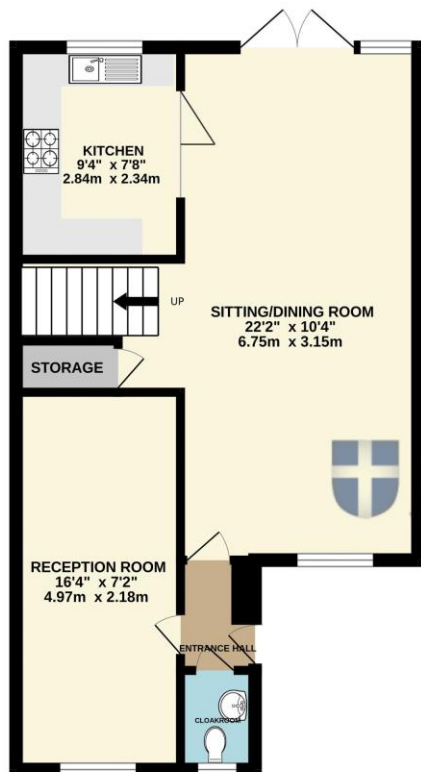
FRONT GARDEN

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

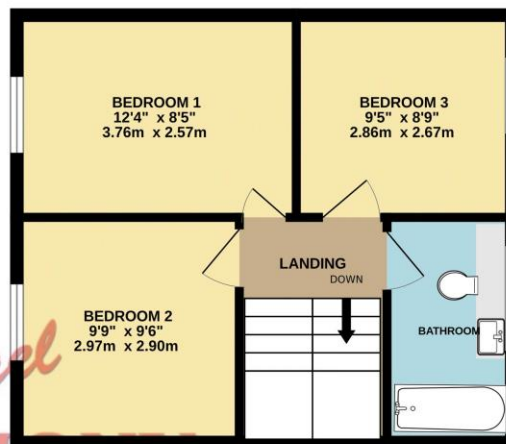
REAR GARDEN

Enclosed by timber fence panelling, side gated access, laid to lawn, outside light, outside tap.

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA : 877 sq.ft. (81.5 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		
69-80	C	73 C	79 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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk