





**Offers in Excess of
£375,000**

Situated in Fenny Stratford is this three/four-bedroom extended semi-detached family home offered with NO CHAIN. The ground floor boasts separate reception rooms including a lounge and dining room, kitchen, utility area, downstairs cloakroom and the fourth bedroom with an en-suite wet room. On the first floor you have three double bedrooms and a family bathroom. Externally you have an extensive rear garden and further benefits providing off road parking.

Property Description

ENTRANCE

Wooden door to:

ENTRANCE HALL

Two single glazed frosted windows to front aspect. Stairs rising to first floor, doors to dining room and bedroom four, radiator.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, tiled floor, part tiled walls, radiator.

LOUNGE

Double glazed window to side aspect. Double glazed sliding door to rear. Feature fireplace, radiator.

DINING ROOM

Double glazed window to front aspect, double doors to lounge. Open fireplace, radiator, door to kitchen.

BEDROOM FOUR/RECEPTION ROOM

Double glazed window to front aspect. Radiator, built-in wardrobe, door to an ensuite.

WET ROOM

Double glazed frosted window to rear aspect. Heated towel rail, low level WC, fully tiled walls, wash hand basin in vanity unit with mixer tap, electric shower.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, wall-mounted boiler, space for fridge freezer and dishwasher, integrated electric hob and oven with extractor hood over, part tiled walls, door to utility space.

UTILITY AREA

Door to rear. Space for washing machine and tumble dryer, door to cloakroom.

LANDING

Double glazed window to front aspect. Doors to bedrooms and bathroom, loft access, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect. Radiator, two built-in cupboards, sliding door to storage cupboard.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, wash hand basin.

BATHROOM

Double glazed frosted window to rear aspect. Radiator, part tiled walls, low level WC, wash hand basin.

OUTSIDE

PARKING

Off-road parking for one car to the front of the house.

FRONT GARDEN

Path to front door with storm porch over, flower/shrub borders.

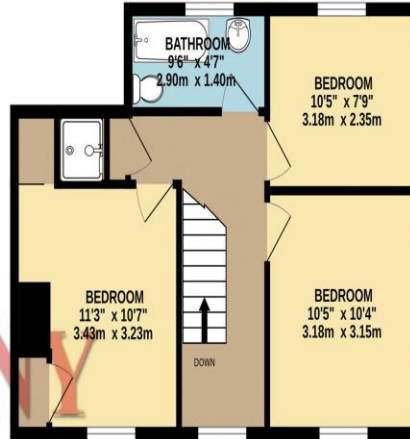
REAR GARDEN

Positioned on a substantial corner plot in a cul-de-sac, the garden is laid to lawn with a decking area, patio, summerhouse, shed, greenhouse, outside tap, side gated access, mature trees, shrub/flower borders, enclosed by wooden fence panelling.

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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