Michael ANTHONY

Butlers Grove, Great Linford

Offers in Excess of £350,000 Freehold



01908 393 553 | miltonkeynes@maea.co.uk









# Offers in Excess of £350,000

Situated in a quiet cul-de-sac in the sought after area of Great Linford this three bedroom detached chalet bungalow provides flexible accommodation with benefits including living/dining room, kitchen, family shower room and additional cloakroom, rear garden and driveway parking.

# Property Description

**ENTRANCE PORCH**
Door to:

**ENTRANCE HALL**
Double glazed frosted window to side aspect. Door to cloak room, door to storage cupboard, door to bedroom two, door to lounge, diner/kitchen, radiator.

**CLOAKROOM**
Double glazed frosted window to front aspect. Low level w.c, wall mounted wash hand basin.

**LOUNGE/DINER/KITCHEN**
Double glazed window to front aspect. Two radiators, double glazed window to rear aspect, double glazed patio doors to garden, a range of base and eye level units, wall mounted combi boiler, built in oven, space for fridge freezer, hob with extractor hood, one and half bowl and drainer with hot and cold tap, built in dishwasher, rolled edge work surface, splash back tiling, space for washing machine, stairs rising to first floor.

**LANDING**
Access to partly boarded loft, airing cupboard, doors to bedrooms and bathroom, storage cupboard.

**BEDROOM ONE**
Double glazed sky light to rear, built in wardrobes and cupbards to rear and side, radiator.

**BEDROOM TWO**
Double glazed window to front aspect. Radiator.

**BEDROOM THREE**
Double glazed sky light to rear aspect. Built-in storage cupboards and wardrobes to rear and side.

**BATHROOM**
Double glazed frosted sky light to rear aspect. Part tiled, low level w.c, vanity wash hand basin, fully tiled shower cubicle, heated towel rail.

**FRONT GARDEN**
Side access to rear, outside tap, parking for several vehicles, half laid to lawn, path to front, half shingle.

**REAR GARDEN**
Enclosed by fence panelling, two electric points, shed to remain, partly patio, partly grass.

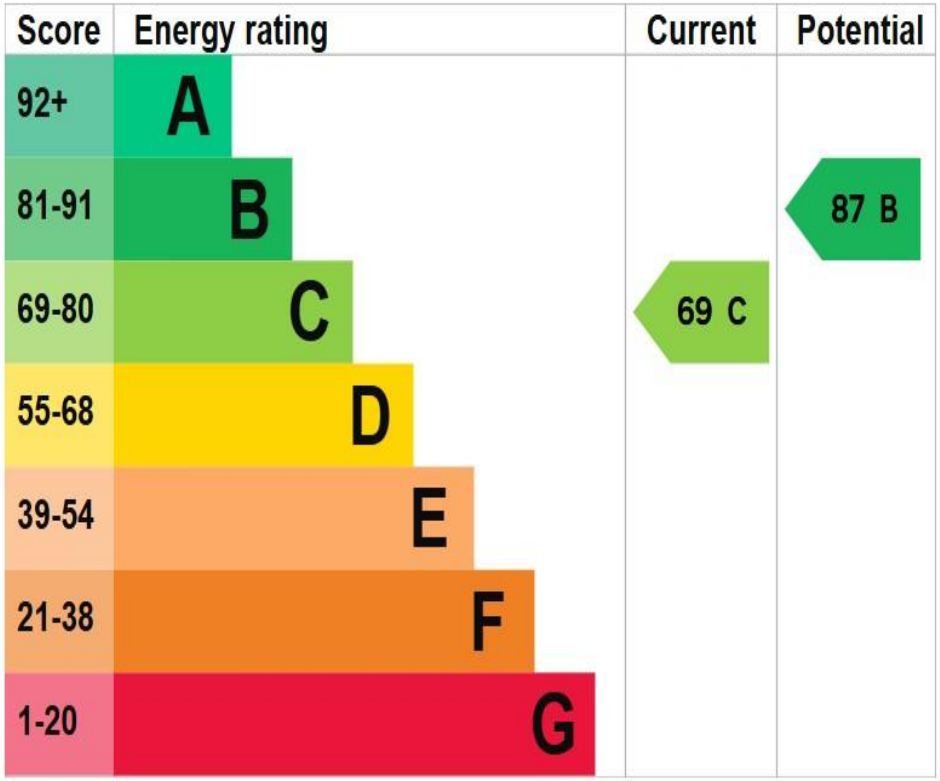
## Approximate Gross Internal Area 846 sq ft - 79 sq m

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 331 sq ft – 31 sq m




Ground Floor First Floor




PINKPLAN

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.

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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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
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