





**£650,000**

Located within the popular location of Fairfields this beautifully presented four double bedroom family home is offered to the market with many benefits including two reception rooms, open diner/kitchen, utility room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, a generous garden space and a driveway with a garage.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, stairs to first floor landing, doors to cloakroom, study, lounge and kitchen/diner.

## CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c., pedestal wash hand basin with mixer tap, splash back, door to storage cupboard, radiator.

## LOUNGE

Double glazed window to front aspect. Radiator, air conditioning unit.

## STUDY

Double glazed window to front aspect. Radiator, air conditioning unit.

## KITCHEN/DINER

Double glazed window to rear aspect, patio door to garden. Fitted with a range of wall mounted and floor standing units with work surface over, one and a half single drainer sink with hot and cold taps, built in oven and hob with extractor hood over, built in dishwasher and fridge/freezer, two radiators, door to utility room.

## UTILITY ROOM

Glazed door to garden. Range of wall mounted and floor standing units, space for washing machine and tumble dryer, cupboard housing boiler, single drainer sink with mixer tap, extractor.

## LANDING

Double glazed window to side aspect. Radiator, access to loft space, door to airing cupboard housing water tank, doors to bedrooms and bathroom.

**BEDROOM ONE** Double glazed window to front aspect. Radiator, built in wardrobe with rail and shelving, air conditioning unit, door to en-suite.

## EN-SUITE

Frosted double glazed window to side aspect. Low level w.c., pedestal wash hand basin with mixer tap, fully tiled shower cubicle, heated towel rail, part tiled walls, extractor.

## BEDROOM TWO

Two double glazed windows to rear aspect. Built in wardrobe with rail and shelving, air conditioning unit.

## BEDROOM THREE

Two double glazed windows to front aspect. Radiator, air conditioning unit.

## BEDROOM FOUR

Double glazed window to rear aspect. Built in wardrobe with rail and shelving, radiator.

## BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin with mixer tap, bath, fully tiled shower cubicle, part tiled walls, heated towel rail, extractor.

## GARAGE & PARKING

Garage and driveway providing off road parking.

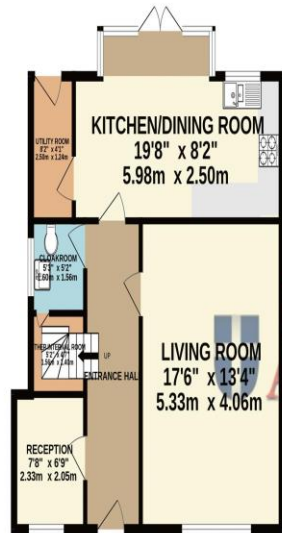
## FRONT GARDEN

Pathway to front door, shingled.

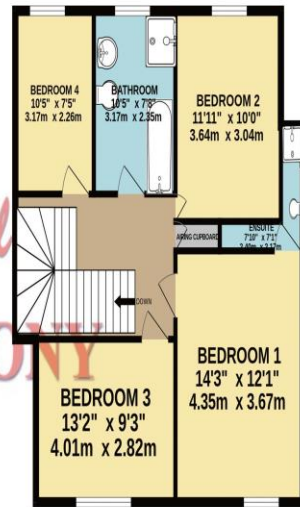
## REAR GARDEN

Laid to lawn with paved patio area, door to garage, outside light, outside tap, side gated access.

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 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.  
Made with Metropix (2020)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | 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