





**£400,000**

Located on Whaddon Way in Far Bletchley off Buckingham Road is this three bedroom semi detached family home. The property boasts a generous sized rear garden, an over sized garage with ample off road parking, a kitchen/diner and separate lounge. Further benefits include the property being much improved by the current owners.

# Property Description

## **ENTRANCE**

Double glazed composite door to:

## **ENTRANCE HALL**

Frosted double glazed windows to front and side aspects. Stairs rising to first floor, radiator, understairs storage cupboard.

## **LOUNGE**

Double glazed window to front aspect. Electric fire, radiator, opening to dining room.

## **KITCHEN/DINER**

Double glazed window to rear aspect, double glazed door to garden. Wall mounted and floor standing units with square edge work surface over, one and a half stainless steel single drainer sink, with mixer tap, part tiled walls, space for cooker, integrated extractor hood, radiator, door to lobby.

## **LOBBY**

Doors to garage and garden, tiled floor.

## **LANDING**

Double glazed window to side aspect, access to loft space, airing cupboard, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, door to storage cupboard.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, heated towel rail.

## **OUTSIDE**

### **GARAGE & PARKING**

Driveway leading to single garage with up and over door, power and lighting, base units and wall mounted boiler, courtesy door to front.

### **FRONT GARDEN**

Laid to lawn, footpath leading to front door, tree border.

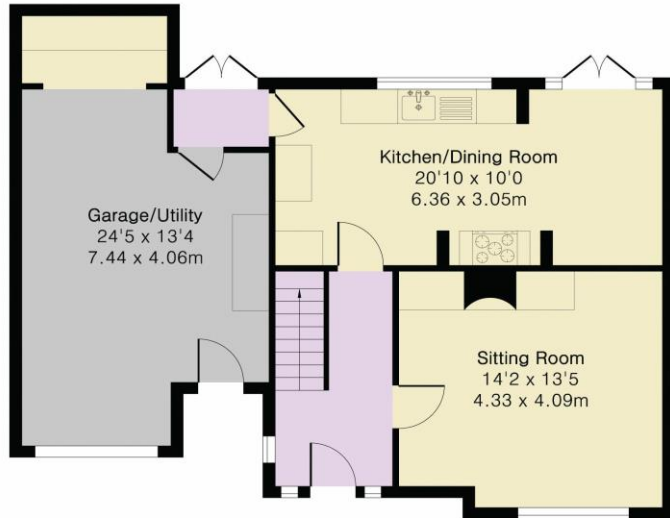
### **REAR GARDEN**

Laid to lawn with covered patio space, bark area, footpath, enclosed by fencing panels and bush border, outside tap.

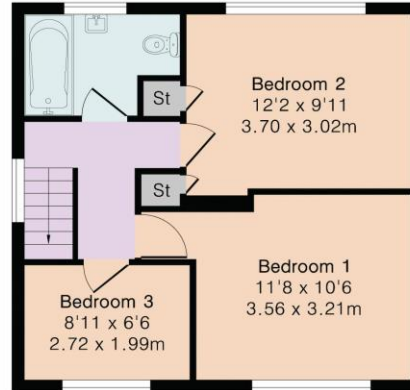
**Approximate Gross Internal Area 1204 sq ft - 112 sq m  
(Including Garage)**

Ground Floor Area 771 sq ft – 72 sq m


First Floor Area 433 sq ft – 40 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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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