





**£450,000**

Located on the modern development of Bletchley Park is this four-bedroom semi-detached townhouse. The property's accommodation is split over three floors, with the ground floor offering an entrance hall, downstairs cloakroom, lounge, dining room and kitchen. The first floor comprises two double bedrooms and the family bathroom. The second floor boasts the main bedroom with an en suite and a further bedroom. Further benefits include allocated parking for two vehicles, views over the playing fields and being in walking distance to Bletchley train station.

# Property Description

## **ENTRANCE**

Composite door to:

## **ENTRANCE HALL**

Double glazed window to side aspect. Doors to lounge and dining room, stairs rising to first floor, storage cupboard, radiator.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Low level WC, splashback tiling, tiled floor, radiator, wash hand basin with mixer tap.

## **LOUNGE**

Double glazed windows to front and rear aspects. Radiator, open to dining room.

## **DINING ROOM**

Double glazed double doors to rear. Radiator.

## **KITCHEN**

Double glazed windows to front and rear aspects. Fitted with a range of base and eye level units with square edge work surface over, one and a half bowl stainless steel sink unit with mixer tap, integrated: gas hob, electric oven, dishwasher, fridge freezer and washing machine; extractor hood, tiled floor, radiator, wall-mounted boiler.

## **LANDING (First Floor)**

Double glazed window to front aspect. Radiator, stairs rising to second floor, doors to bedrooms two, four and bathroom.

## **BEDROOM TWO**

Double glazed windows to front and rear aspects. Radiator, built-in desk and cupboards.

## **BEDROOM FOUR**

Double glazed windows to front and rear aspects. Radiator, storage cupboard.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin with mixer tap, radiator, panelled bath with shower attachment over and mixer tap, part tiled walls.

## **LANDING (Second Floor)**

Double glazed window to front aspect. Doors to bedrooms one and three, storage cupboard, loft access, radiator.

## **BEDROOM ONE**

Double glazed windows to front and rear aspects. Door to en-suite, radiator.

## **EN-SUITE**

Double glazed frosted window to rear aspect. Low level WC, radiator, part tiled walls, shower cubicle, wash hand basin with mixer tap.

## **BEDROOM THREE**

Double glazed windows to front and rear aspects. Radiator.

## **OUTSIDE**

### **PARKING**

Allocated parking for two cars with EV charger.

### **FRONT GARDEN**

Path to front door with gravel and shrub borders.

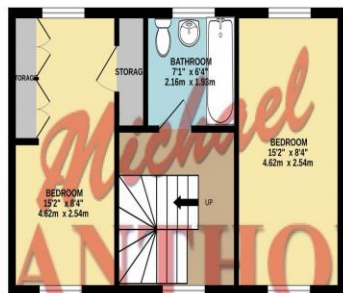
### **REAR GARDEN**

Laid to lawn with patio area, side gated access, outside tap, shed, tree borders, enclosed by timber fence panelling.

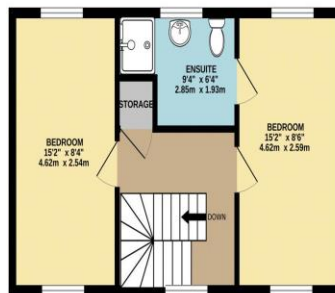
GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | 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

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