





£525,000

A well-presented four bedroom detached house with integral double garage, which is located on the popular housing development of Barleyhurst Park . The ground floor offers two reception rooms, a kitchen/breakfast room, a cloakroom and utility room with access to the garage. The first floor boasts four good sized bedrooms with an en-suite to the master bedroom and a family bathroom. The double driveway offers parking to the front. To the rear is an established garden with an array of mature plants and a vegetable garden.

Property Description

ENTRANCE

Undercover to UPVC door to entrance hall.

ENTRANCE HALL

Stairs to first floor, under stairs storage for coats and shoes, radiator, doors to kitchen, dining room, lounge and downstairs cloakroom.

CLOAKROOM

Low level w.c., vanity wash hand basin, radiator.

LOUNGE

Double glazed window to front aspect, double glazed sliding patio door to garden. Two radiators, double doors to dining room.

DINING ROOM

Double glazed window to rear aspect. Radiator, double doors to lounge, door to entrance hall.

KITCHEN/DINER

Two double glazed windows to rear aspect. Range of wall mounted and floor standing units with work surface over, one and a half stainless steel sink with mixer tap, tiled splash back, integrated oven and four ring gas hob with extractor over, space for fridge/freezer, integrated dishwasher, two radiators, open to utility room.

UTILITY ROOM

Double glazed window to side aspect. Range of wall mounted and floor standing units, under counter space for freezer, tiled splash back, stainless steel sink with mixer tap, space for washing machine, wall mounted boiler, door to garage.

LANDING

Two double glazed windows to front aspect. Airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built in wardrobe, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Low level w.c., vanity wash hand basin, double shower cubicle, heated towel rail, part tiled walls.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Low level w.c., wash hand basin, bath with shower over, heated towel rail.

OUTSIDE

DOUBLE GARAGE & PARKING

Two electric roller doors, power and light, frosted double glazed window to side aspect, off road parking for two cars.

FRONT GARDEN

Mainly laid to lawn with flower border, undercover to front door.

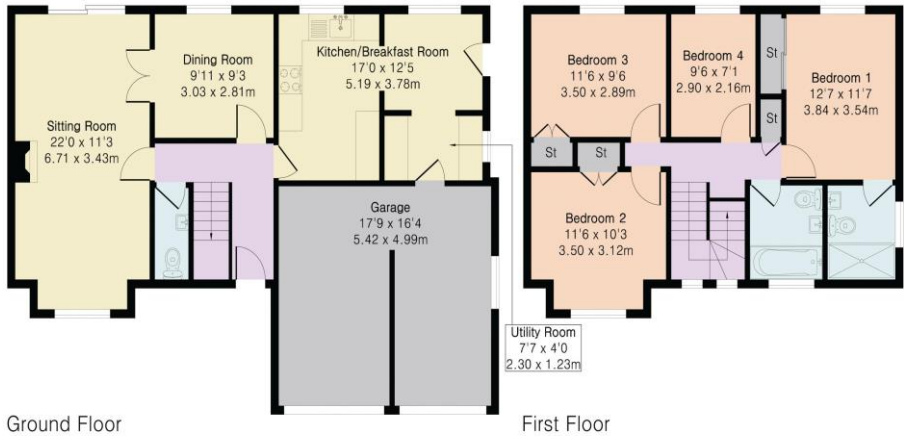
REAR GARDEN

Mainly laid to lawn with patio area, flower and shrub border, vegetable garden, outside tap, side gated access, potting shed to remain, enclosed by wooden fencing panels.

**Approximate Gross Internal Area 1582 sq ft - 147 sq m
(Including Garage)**

Ground Floor Area 963 sq ft – 89 sq m

First Floor Area 620 sq ft – 58 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk