Michael ANTHONY

Wickstead Avenue, Grange Farm

Offers Over £700,000 Freehold

01908 393 553 | miltonkeynes@maea.co.uk

Offers Over £700,000

Located within the ever sought area of Grange Farm on the west side of Milton Keynes this well-presented five-bedroom detached family home is deceptivley spacious and is offered to the market with many benefits including three reception rooms, kitchen, two en-suites, family bathroom and additional downstairs cloakroom, front and rear gardens, double garage and driveway parking.

Property Description

ENTRANCE PORCH
Frosted double glazed window to side aspect, door to entrance hall.

ENTRANCE HALL
Radiator, stairs to first floor, understairs storage cupboard, doors to lounge, dining room, cloakroom and kitchen.

CLOAKROOM
Frosted double glazed window to rear aspect. Low level w.c., corner wall mounted wash hand basin, radiator, extractor fan.

LOUNGE
Double glazed window to front aspect, double glazed bay window to side aspect. Two radiators, double doors to family room.

DINING ROOM
Double glazed window to front aspect. Radiator, door to kitchen.

FAMILY ROOM
Three skylight windows, double glazed windows to side and rear aspects. Radiator.

KITCHEN
Double glazed double doors to garden. Range of wall mounted and floor standing units with work surface over, American style fridge/freezer, cooker with extractor fan over, dishwasher, one and a half bowl single drainer sink with mixer tap, radiator.

UTILITY ROOM
Frosted double glazed door to garden. Range of wall mounted and floor standing units, washing machine, tumbler dryer, radiator, wall mounted gas fired boiler.

LANDING
Double glazed window to front aspect. Airing cupboard housing heating system, radiator, stairs to second floor.

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

EN-SUITE
Frosted double glazed window to rear aspect. Panelled bath, vanity wash hand basin, low level w.c. extractor fan, shower unit, heated towel rail.

BEDROOM FOUR
Double glazed window to front aspect. Radiator.

BEDROOM FIVE
Double glazed window to rear aspect. Radiator.

BATHROOM
Frosted double glazed window to rear aspect. Panelled bath with shower attachment over, low level w.c. vanity wash hand basin, heated towel rail, tiled walls.

SECOND FLOOR LANDING
Double glazed window to front aspect. Storage cupboard, doors to bedrooms two and three.

BEDROOM TWO
Double glazed window to front aspect. Built in wardrobe, radiator, Access to loft space, door to Jack and Jill en-suite.

EN-SUITE
Skylight window. Vanity wash hand basin, heated towel rail, low level w.c., shower unit, part tiled walls.

BEDROOM THREE
Double glazed window to front aspect. Built in wardrobe, radiator.

GARAGE
Electric roller door, power and light, door to garden.

FRONT GARDEN
Hardstanding pathway to front door, outside light, mainly laid to lawn with flower and shrub beds.

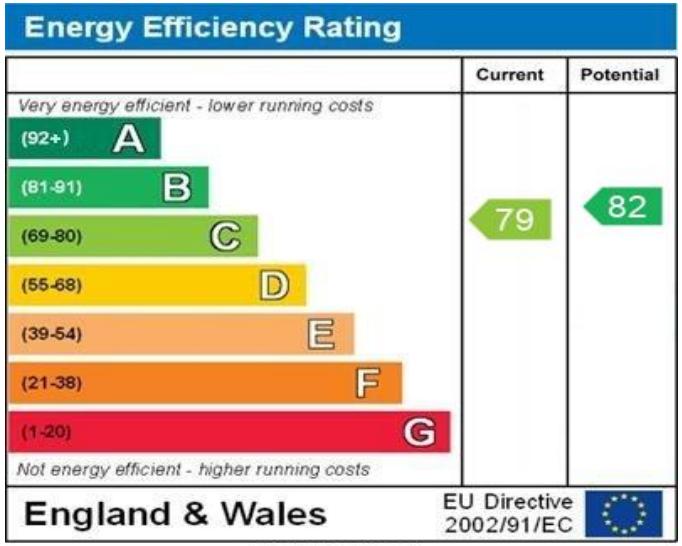
Approximate Gross Internal Area 2334 sq ft - 216 sq m
(Excluding Garage)

Ground Floor Area 973 sq ft – 90 sq m
First Floor Area 703 sq ft – 65 sq m
Second Floor Area 658 sq ft – 61 sq m
Garage Area 337 sq ft – 31 sq m

PINK PLAN

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.

Michael ANTHONY



WWW.EPC4U.COM

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