





Guide Price
£400,000

Situated in the sought after area of Willen in Milton Keynes, this three bedroom link detached family home is offered to the market chain free with many benefits including living/dining room, converted garage, kitchen, family bathroom and additional downstairs cloakroom, front and rear gardens and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor landing, understairs storage cupboard, further storage cupboard, radiator, doors to cloakroom, kitchen and lounge/diner.

CLOAKROOM

Frosted double glazed window to front aspect. Wall mounted wash hand basin, low level w.c., part tiled walls.

LOUNGE/DINER

Double glazed window to rear aspect, double glazed doors to rear. Television point, radiator.

KITCHEN

Double glazed window to front aspect, frosted double glazed door to side. Range of wall mounted and floor standing units with roll edge work surface over, single drainer sink with mixer tap, oven and hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, splash back tiling, wall mounted boiler.

LANDING

Access to loft space, airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Panelled bath with individual taps, fully tiled shower cubicle, heated towel rail, part tiled walls, low level w.c., pedestal wash hand basin, bidet, extractor fan.

OUTSIDE

STUDY/GARAGE & PARKING

Metal up and over door to study area. Driveway parking.

FRONT GARDEN

Laid to lawn with pathway to front door, flower and shrub beds, outside light, side gated access.

REAR GARDEN

Laid to lawn with hedging borders, shed to remain, side gated access, enclosed by fencing panels, door to Studio.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 934 sq.ft. (86.7 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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