



**Elthorne Way, Newport Pagnell, MK16 0EH**

**welcome to**

## **Elthorne Way, Newport Pagnell**

Situated in a quiet residential area of Newport Pagnell, this WELL-MAINTAINED, two-bedroom SEMI-DETACHED property on Elthorne Way offers comfortable living with the added benefits of outdoor space and off-road parking.

### **Entrance Porch**

Double-glazed door to the front and glazed door to the lounge.

### **Lounge**

TV point, laminate flooring, radiator and stairs to the first floor. Double-glazed window to the front and glazed door to the entrance porch. Door to the dining room.

### **Dining Room**

Radiator and double-glazed double doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, eye-level electric double oven and an electric hob. Space for a washing machine and a fridge/freezer. Central heating boiler and double-glazed window to the rear. Double-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and loft hatch. Doors to both bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Two**

Built-in storage cupboard, radiator and double-glazed window to the rear.

### **Bathroom**

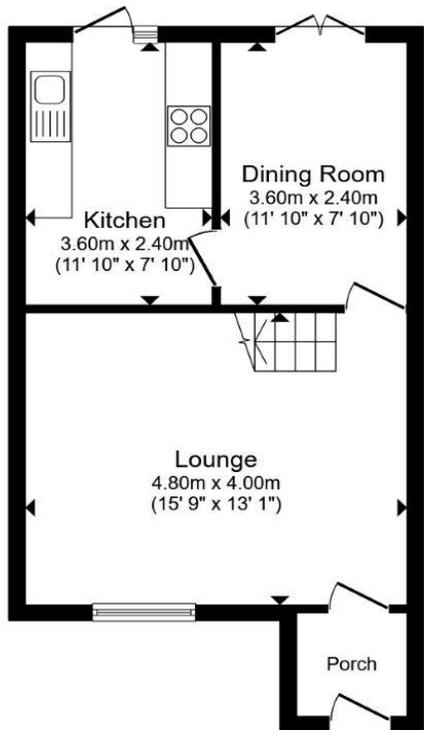
Pedestal Wash hand basin, low-level WC and a bath with a shower over and attached shower screen. Vinyl flooring, radiator and double-glazed obscured window to the rear.

### **Outside Front Garden**

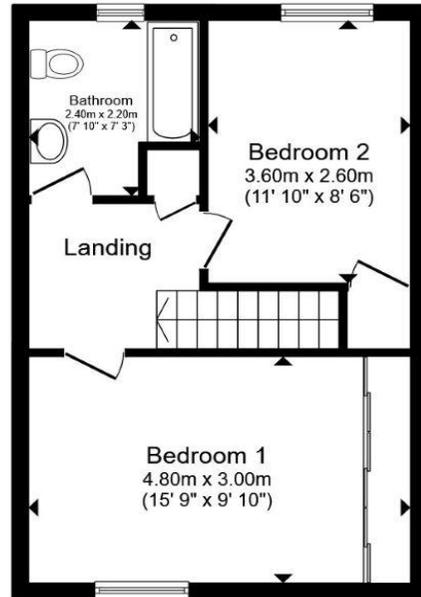
Mainly laid to lawn with a path to the front door.

### **Rear Garden**

Enclosed by a mix of wall and fencing the garden is laid to lawn with a patio area and a shed.



**Ground Floor**



**First Floor**

Total floor area 77.6 m<sup>2</sup> (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Elthorne Way,**  
**Newport Pagnell**

- TWO-BEDROOM SEMI-DETACHED
- SPACIOUS LIVING ROOM
- KITCHEN WITH GARDEN ACCESS
- OFF-ROAD PARKING
- QUIET RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£300,000**



**view this property online** [brownandmerry.co.uk/Property/NPL108030](https://www.brownandmerry.co.uk/Property/NPL108030)



Property Ref:  
NPL108030 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**