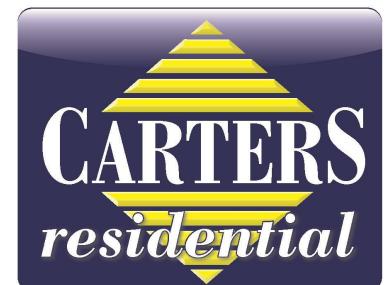




Berrenda Avenue, Milton Keynes, MK8 1DZ



**3 Berrenda Avenue
Whitehouse
Milton Keynes
MK8 1DZ**

Offers In Excess Of £455,000

A very well presented and spacious 3 bedroom detached townhouse style property with garage and gardens.

The property has accommodation set over three floors comprising a spacious entrance hall, cloakroom, kitchen/dining room and living room. On the first floor there are two bedrooms to include a very large second bedroom, plus a bathroom and the second floor is dedicated to a large master suite with bedroom, dressing area and ensuite shower room. Outside the property has gardens to the front and rear, a driveway for two cars and a garage.

It is located on a popular development within walking distance of the local school, café and Medical Centre, and Central Milton Keynes and the railway station are just a short drive away.

A lovely home, which must be seen.

- Detached Town House
- 3 Bedrooms
- Large Master Suite with Dressing Area and Shower Room
- Large Second Bedroom
- Separate Living Room
- Kitchen/ Dining Room
- Cloakroom
- Garage & Driveway





Ground Floor

A spacious entrance hall has stairs to the first floor, storage cupboards and doors to all rooms. Stairs to the first floor.

A cloakroom has a WC and wash basin.

The living room, located to the rear has windows to the side and rear and French doors opening to the garden.

The kitchen/dining room has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a double oven, hob, fridge/freezer, dishwasher and washing machine. Tiled floor and a window to the front.

First Floor

First floor has a landing with stairs to the second floor and doors to all rooms.

Bedroom 2 is a large double bedroom with windows to the rear and side.

Bedroom 3 is located to the front.

A bathroom has a suite comprising WC, wash basin and bath with shower and glass screen over.

Second Floor

Doors open to a hall area with window to the front and stairs which rises into to the second floor master suite.

The master bedroom comprises a large bedroom and dressing area with a range of fitted wardrobes, dormer window to the front, skylight window to the rear and the door to the ensuite shower room. The ensuite shower room comprises WC, wash basin and shower cubicle and skylight window to the rear.

Outside

The property has a small paved and wall front garden and a block paved five weights to the side providing pardon for two cars leading to the garage. Side gate access to the rear garden.

The rear garden is live with paving, lawn the second patio to the far end and enclosed by brick walls and fencing.

Garage

Brick built single garage with up and over door and rear access door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed). Service charge review period (year/month)

Local Authority: Milton Keynes Council

Council Tax Band:

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

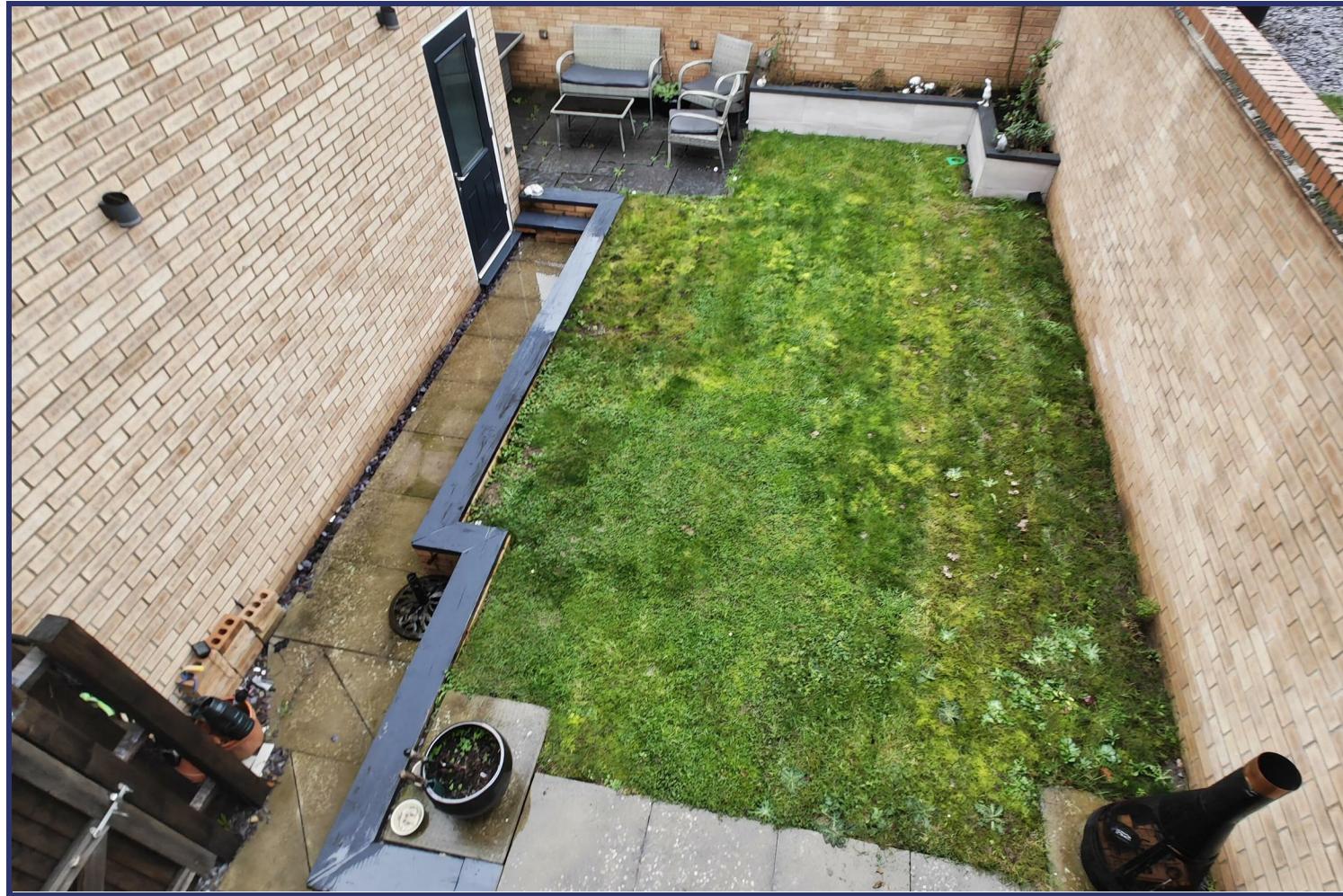
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

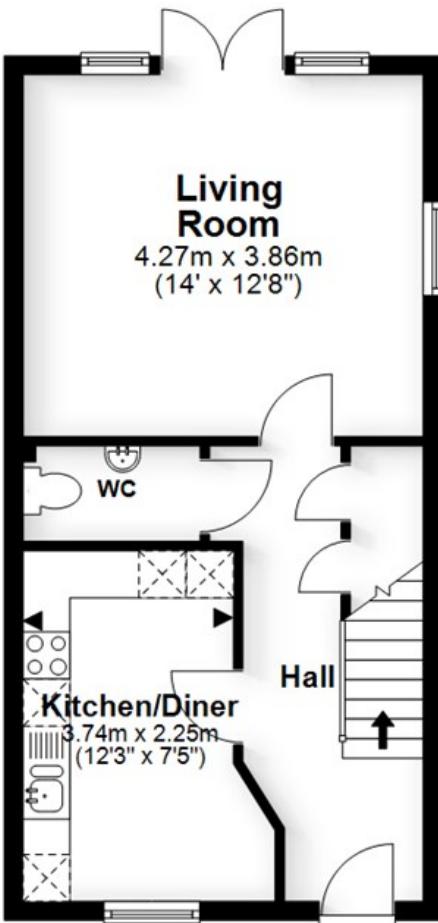
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





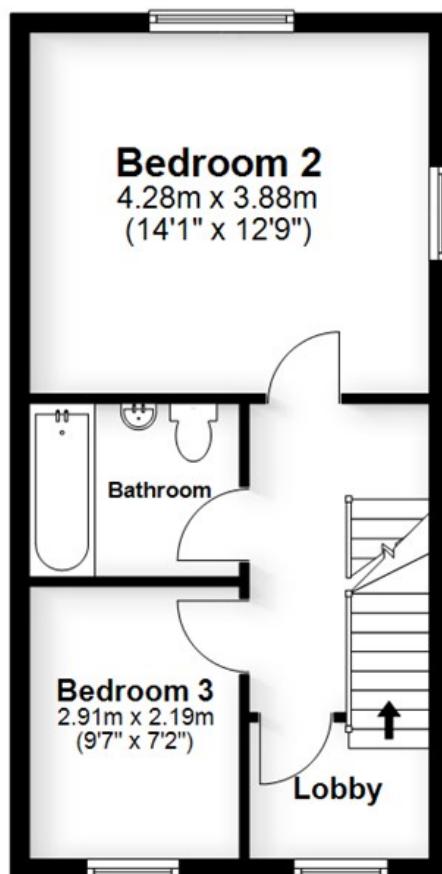
Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



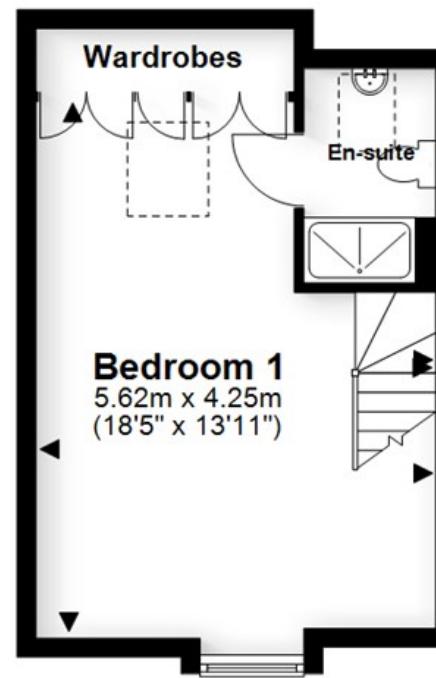
First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Second Floor

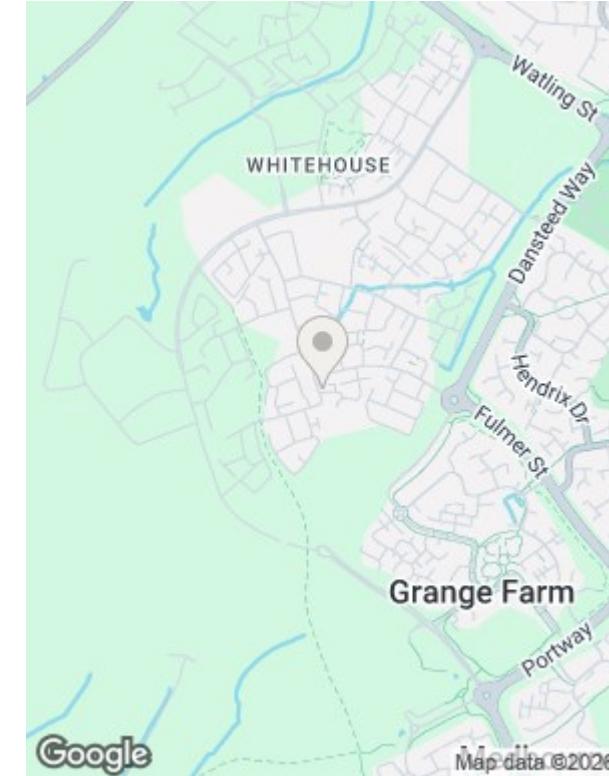
Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 101.8 sq. metres (1095.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 84 | |
| EU Directive 2002/91/EC | | | |

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