



**Richmond Way, Newport Pagnell, MK16 0LH**

**welcome to**

## **Richmond Way, Newport Pagnell**

\*\*RARELY AVAILABLE HOME WITH ANNEX\*\*\* NO UPPER CHAIN\*\*. We are delighted to present this lovely home with an adaptable living space. Close to amenities, schools, and transport links this is perfectly located for families or working professionals. The property features an annex with a wet room.

### **Entrance Hall**

Double-glazed door to the front and doors to the cloakroom, lounge and annex.

### **Cloakroom**

Wash hand basin and low-level WC. Wall heater, extractor fan and double-glazed obscured window.

### **Lounge**

TV point, carpet, radiator and air conditioning unit. Stairs to the first floor and double-glazed window to the front. Double doors to the kitchen/diner.

### **Kitchen/Diner**

Fitted with a mix of wall and base units with work surface over, 1.5 sink with drainer, eye-level electric oven and an electric hob with extractor fan over. Integrated dishwasher and washing machine. Space for an American style fridge/freezer. Under stairs storage and lino flooring. Double-glazed window to the rear and double-glazed door to the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor, cupboard housing the combi boiler and a storage cupboard. Loft Access and double-glazed window to the side. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobe providing hanging space and storage, carpet, radiator and air conditioning unit. Double-glazed window to the rear.

### **Bedroom Two**

Built-in wardrobe providing hanging space and storage, carpet, radiator and air conditioning unit. Double-glazed window to the front.

### **Bedroom Three**

Built-in wardrobe providing hanging space and storage, carpet and radiator. Double-glazed window to the front.

### **Bathroom**

Fully tiled with a wash hand basin, low-level WC, bath and a separate shower with a rainfall shower head. Heated towel rail, lino flooring and double-glazed obscured window to the rear.

### **Annex**

#### **Living Room**

Radiator, air conditioning unit, radiator, spotlights and double-glazed window to the rear. Double-glazed doors to the rear garden.

### **Bedroom/Reception Room**

Radiator, carpet, spotlights and sky light. Door to the entrance hall.

### **Wet Room**

Fully tiled with wash hand basin, low-level WC and a shower. Heated towel rail and double-glazed obscured window to the front.

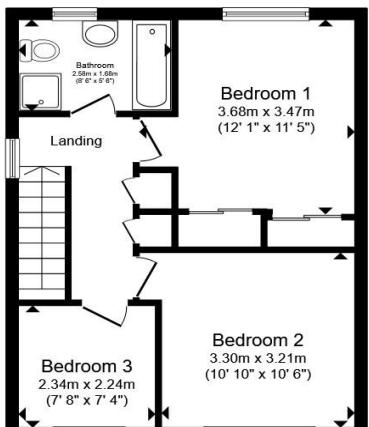
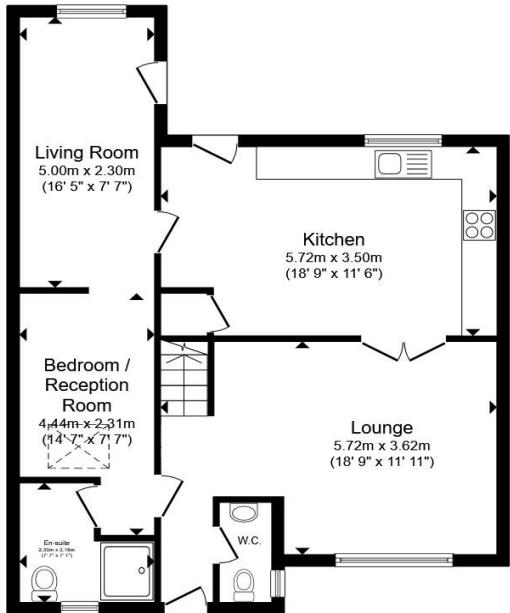
### **Outside**

#### **Front Garden**

Paved frontage.

### **Rear Garden**

Enclosed by fencing the garden is laid with astro turf with a paved lean-to area. Shed and double gated access to the rear.



Total floor area 113.1 m<sup>2</sup> (1,217 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  
**Richmond Way,  
Newport Pagnell**

- NO UPPER CHAIN
- ANNEX WITH WET ROOM
- CLOAKROOM
- KITCHEN/DINER
- EXCELLENT SCHOOL CATCHMENTS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over  
**£425,000**



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Property Ref:  
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