



Browne Willis Close, Bletchley, MK2 2LJ



7 Browne Willis Close  
Bletchley  
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MK2 2LJ

**£350,000**

Carters are delighted to offer to the market this WELL MODERN & WELL MAINTAINED THREE DOUBLE BEDROOM PROPERTY, situated on Cul-De-Sac in the heart of Bletchley Town centre. The location means it is only a short walk to a good variety of shops, restaurants, cafes and leisure centre as well as being ideal for commuters with the railway station providing mainline links to London Euston within 45 minutes. In addition it is in easy access to the A5 and M1 and a good school catchment.

The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, lounge, KITCHEN/DINER WITH BUILT IN AND INTEGRATED APPLIANCES, first floor landing, PRINCIPLE BEDROOM WITH ENAUIITE, two further bedroom and a family bathroom. UPVC double glazing, gas to radiator central heating, SOUTHERLY FACING REAR GARDEN and carport with driveway offering off road parking for two vehicles. Internal viewing is highly recommended. EPC rating tbc.

- Central Bletchley
- Cul-De-Sac Location
- Downstairs Cloakroom
- Kitchen/Diner With Built In & Integrated Appliances
- Three Double Bedrooms
- Principle Bedroom With Ensuite
- Carport & Driveway
- Southerly Facing Rear Garden
- Walking Distance To Train Station
- EPC Rating Tbc





#### **Entrance Hall**

Entrance via a composite door with obscure double glazed panels. Stairs rising to first floor. Radiator. Engineered wood flooring. Door to lounge.

#### **Lounge**

UPVC double glazed window to front aspect. Radiator. Wood panelling to one wall. Engineered wood flooring. Inset spotlights to ceiling. Door to kitchen/diner.

#### **Downstairs Cloakroom**

White two piece suite comprising of a wash hand basin with vanity unit under and a low-level WC. Radiator. Ceramic tiled flooring. Inset spotlights and ceiling mounted extractor fan.

#### **Kitchen/Diner**

UPVC double glazed double doors and a UPVC double glazed window onto the rear garden. Fitted kitchen comprising of a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in ceramic hob with oven and stainless steel extractor hood over. Integrated dishwasher and washing machine. Radiator. Space the fridge/freezer. Engineered wood flooring. Built-in storage cupboard. Cupboard housing wall mounted boiler. Door to cloakroom. Inset spotlights to ceiling.

#### **First Floor Landing**

Doors to three bedrooms and a bathroom. Loft access. Engineered wood flooring. High ceiling.

#### **Principle Bedroom**

UPVC double glazed window to rear elevation. Built-in double wardrobe. Radiator. Door to ensuite. Engineered wood flooring. Inset spotlights to ceiling.

#### **Ensuite**

Obscure UPVC double glazed window to front elevation. White three-piece suite comprising of a fully tiled shower cubicle, wash hand basin with vanity unit under and low-level WC. Chrome heated towel rail. Shaver point. Ceramic tiled flooring. Wall mounted extractor fan. Spotlights to ceiling.

#### **Bedroom Two**

UPVC double glazed window to front elevation. Fitted wardrobes and storage cupboards. Radiator. Engineered wood flooring. High ceiling.

#### **Bedroom Three**

UPVC double glazed window to rear elevation. Radiator. Engineered wood flooring. Spotlights and high ceiling.

#### **Family Bathroom**

White three piece suite comprising of a panelled bath with shower tap over, wash hand basin with vanity unit unit under and a low-level WC. Chrome heated towel rail. Shaver point. Tiled to splashback areas. Ceramic tiled and under floor heating. Spotlights and ceiling mounted extractor fan. High ceiling.

#### **Exterior**

Front- Planted area to the front and pathway leading to front door.

Rear- Comprises of a paved patio area. Remainder is mainly laid to lawn. Gated side access leading to parking. Small tree. Fully enclosed by timber fencing.

Carport & Driveway- Carport and block paved driveway to side offering off-road parking for two vehicles.

#### **Note To Purchasers**

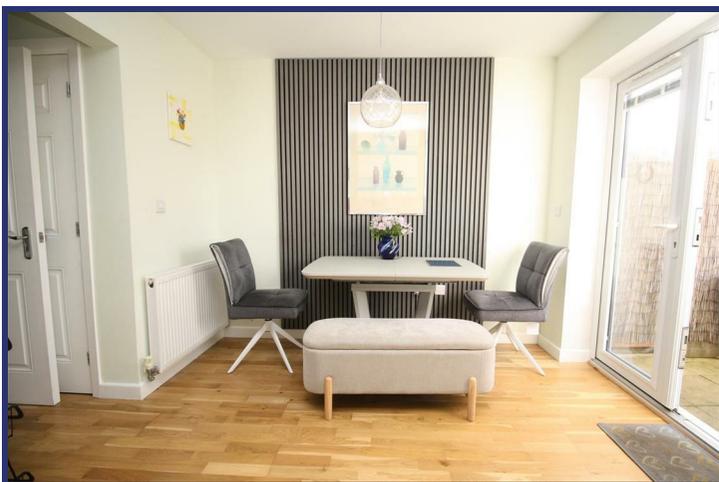
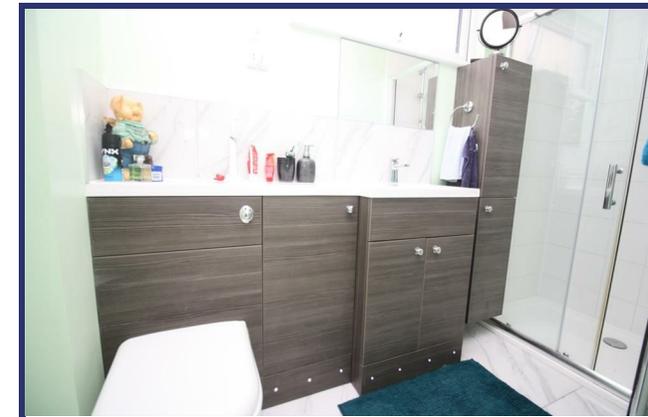
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

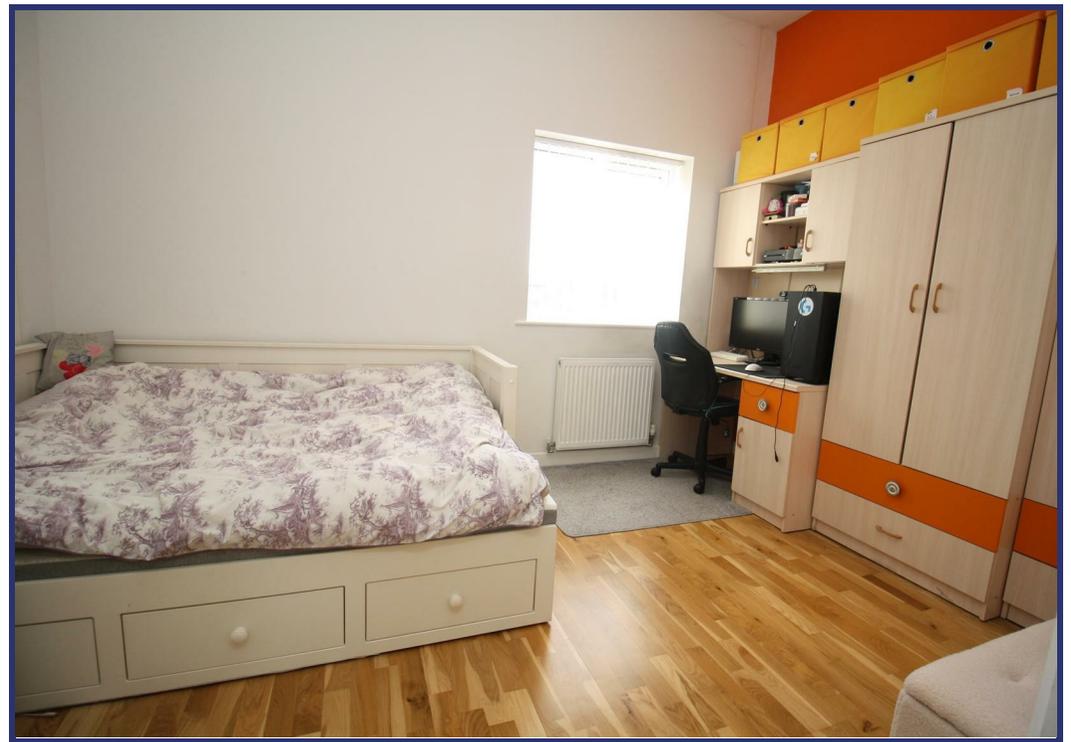
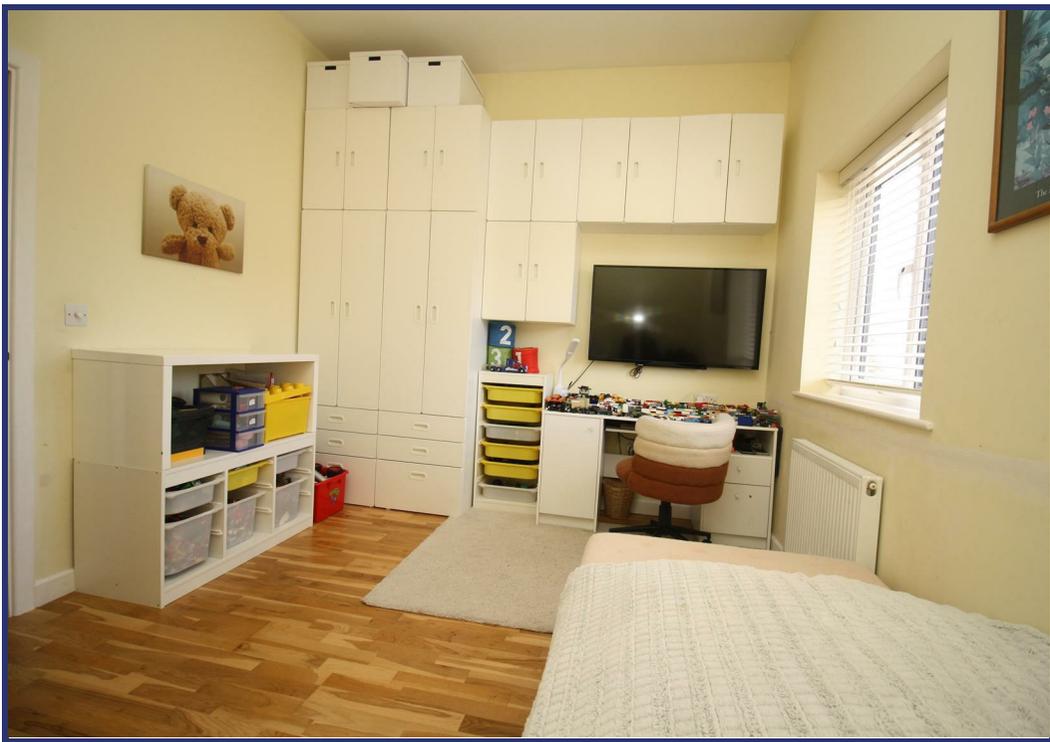
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

#### **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. Some items may be available subject to negotiation with the Vendor.

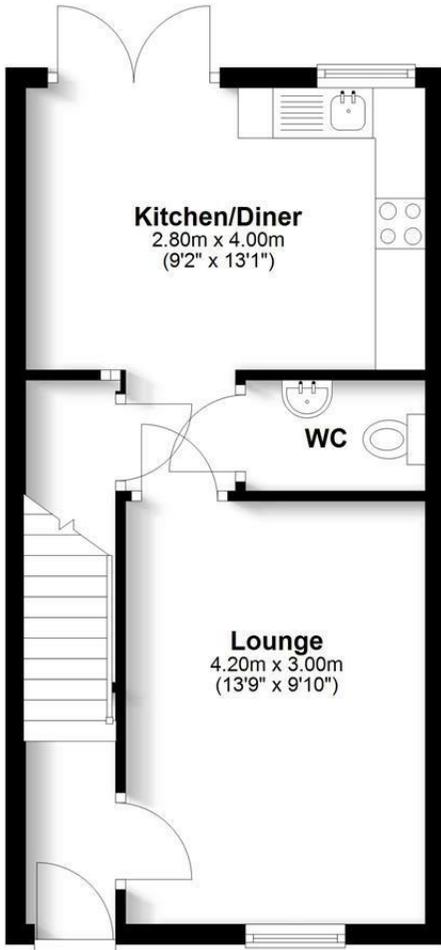






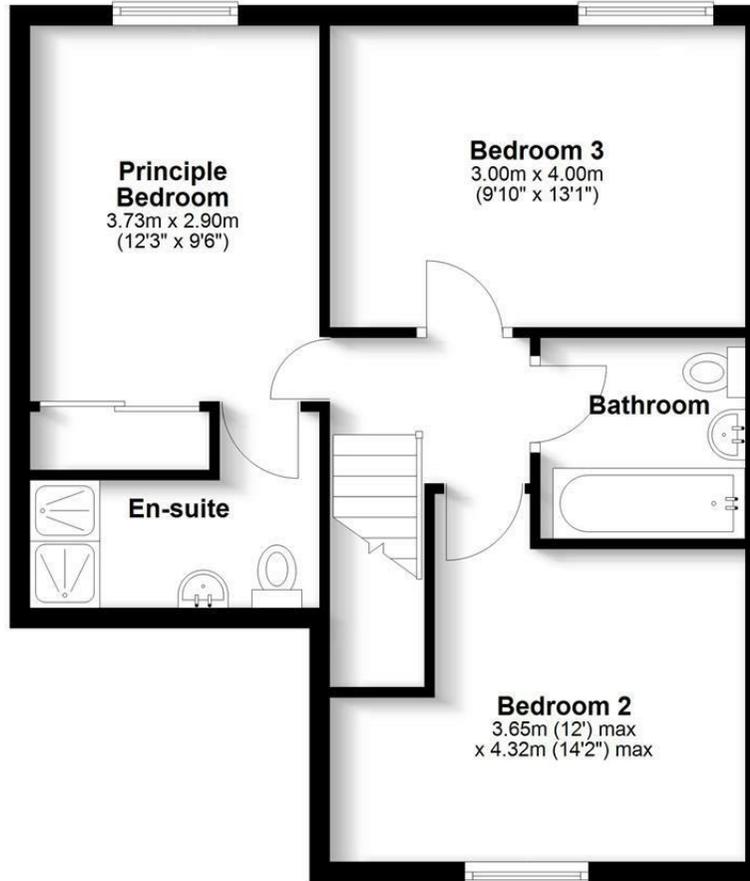
## Ground Floor

Approx. 33.2 sq. metres (357.4 sq. feet)

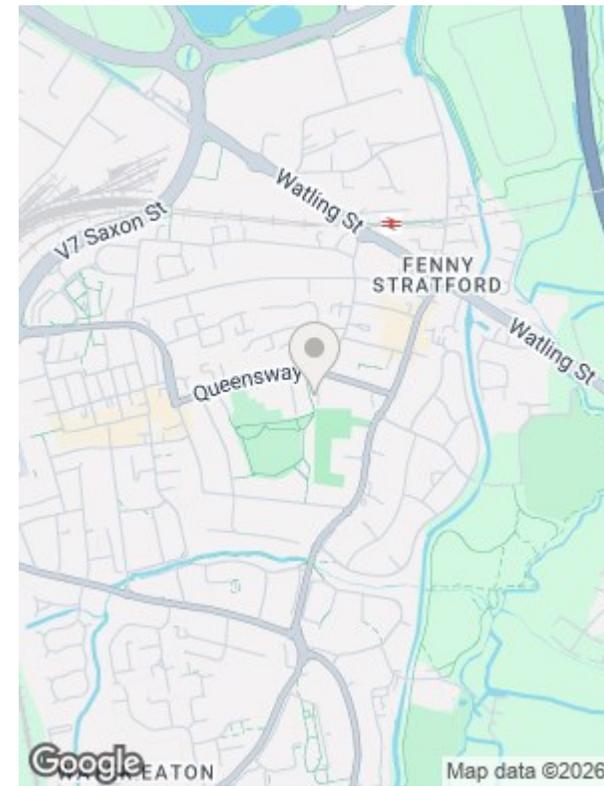


## First Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



Total area: approx. 84.9 sq. metres (913.3 sq. feet)



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

01908 646699

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[carters.co.uk](http://carters.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

