



Mithras Gardens, Wavendon Gate, MK7 7SY

Price £350,000 - Freehold



An attractive three bedroom family home, offering well balanced accommodation and enjoying the benefit of off road parking, a conservatory and generous enclosed gardens to both the rear and side as well as being ideally located in the popular location of Wavendon Gate making it an ideal purchase.



Mithras Gardens

Wavendon, MK7 7SY



Wavendon Gate, located in the south eastern part of Milton Keynes, offers a prime residential setting with highly regarded local schools in close proximity. The area boasts convenient amenities, including local shops and a family friendly pub/restaurant. Residents can enjoy nearby open green spaces and the picturesque village of Wavendon, as well as the surrounding countryside. For a broader range of shopping and dining options, the Kingston Retail Park is just a short distance away, featuring a large supermarket and various shops and eateries. Central Milton Keynes, easily accessible by a brief drive, provides a wealth of entertainment options, including a major shopping centre, theatre, cinemas, and diverse leisure facilities. Commuters benefit from excellent transport links, with Milton Keynes Central Station offering a fast service to London Euston in under 45 minutes. Additionally, the area has convenient road access to the A5, M1, and A421 Bedford Bypass.



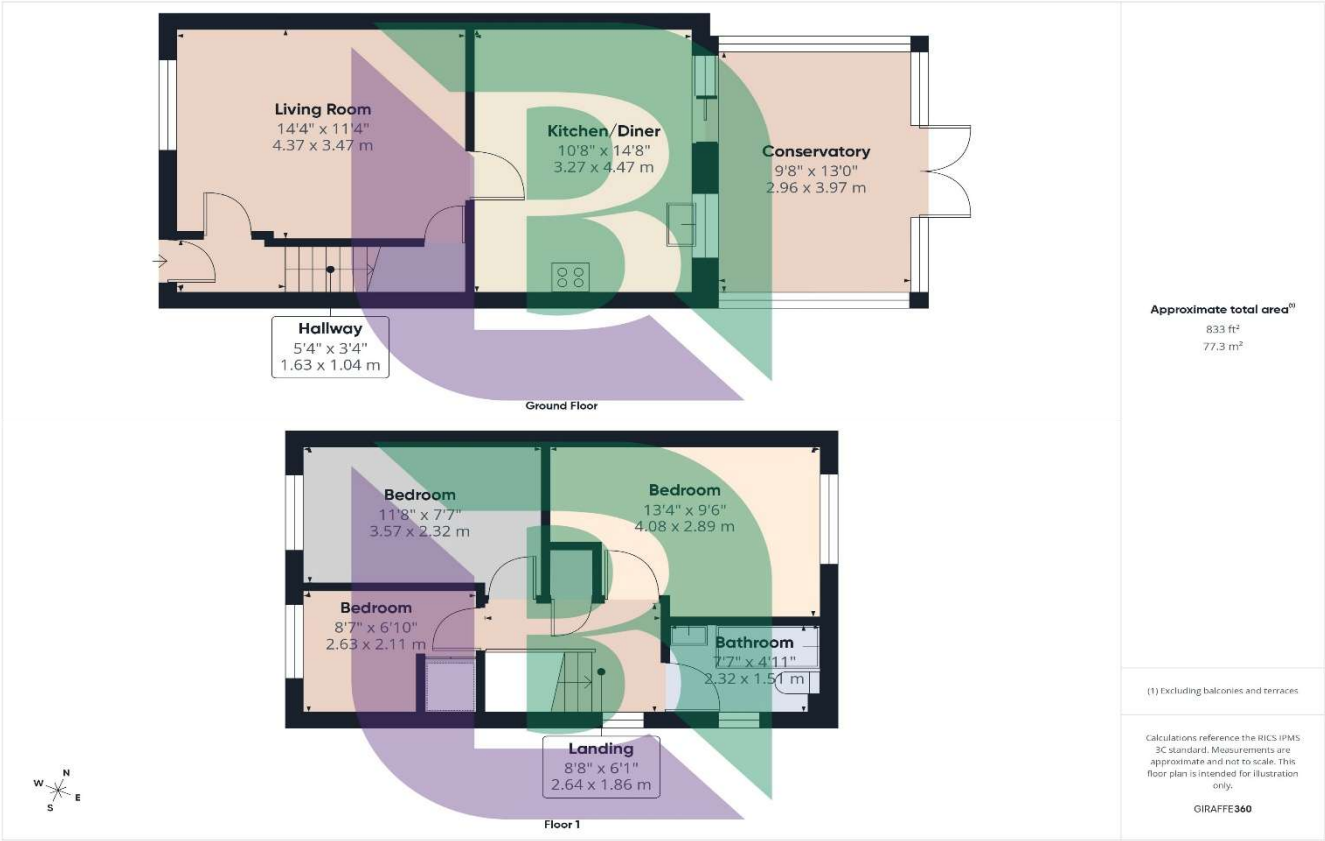
Upon entering, the entrance hall provides a welcoming introduction to the home, featuring a staircase rising to the first floor and access to the principal living areas. The lounge is a well proportioned and inviting space, positioned to the front of the property and enhanced by a coved ceiling. A useful under stairs storage cupboard and TV point add to the practicality of the room, making it an ideal space for relaxation.

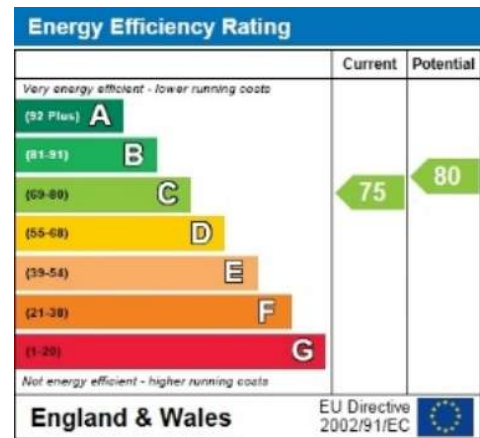
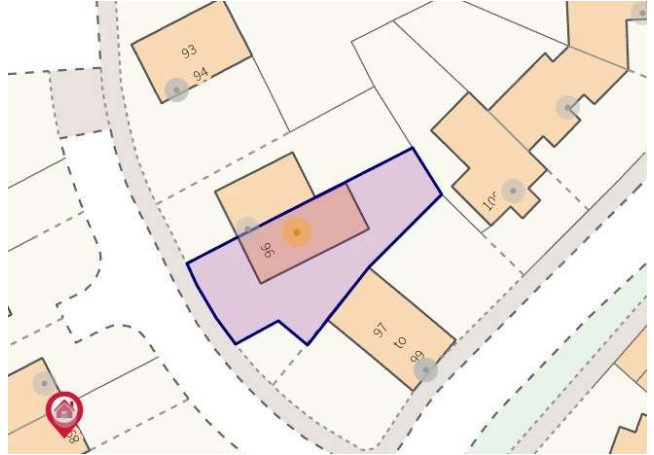
To the rear, the fitted kitchen/dining room offers an excellent space for everyday living and entertaining. Well equipped with a comprehensive range of wall, base and drawer units with an ample amount of work surface, the kitchen also provides ample storage and preparation space. Integrated features include a stainless steel sink with mixer tap, electric cooker point and extractor fan, with space allocated for an upright fridge freezer and plumbing for a washing machine and dishwasher. The room also houses the wall mounted gas boiler and central heating controls. Sliding patio doors lead seamlessly into the conservatory, enhancing the flow of natural light and extending the living space.

The conservatory is a particularly appealing feature of the home, constructed with a brick base and double glazed windows, and benefits from double doors opening directly onto the rear garden. This versatile room is ideal as a dining area, additional sitting room or garden room, allowing year round enjoyment of the outdoor space.

The first floor accommodation comprises three bedrooms and a modern bathroom. Bedroom one is a generous double room overlooking the rear garden, while the remaining bedrooms provide flexibility for use as children's rooms, guest accommodation or a home office. The bathroom has been refitted to a contemporary standard and features a white suite including a panelled bath with shower over, wash hand basin with storage beneath, WC and a radiator and towel rail. The room is finished with floor to ceiling tiled walls, an extractor fan and an electric shaver point.

Externally, the property continues to impress. To the front, a block-paved driveway provides convenient off road parking for two cars, complemented by mature hedging and a low maintenance landscaped frontage. Gated side access leads to the enclosed side garden, which is securely fenced and landscaped, incorporating a useful wooden storage shed. The rear garden is fully enclosed and mainly laid to lawn, with well stocked flower and shrub borders and a paved patio area, creating an ideal space for outdoor dining, entertaining and family enjoyment.





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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

