





**Offers in Excess of  
£435,000**

Located on the sought after development of the Racecourses in Far Bletchley is this extended four-bedroom link-detached family home. The property boasts a double storey extension to rear offering a larger kitchen, larger lounge/diner and what is now the main bedroom with an en-suite bathroom. Furthermore you have a downstairs cloakroom, conservatory and family bathroom. Externally you have a rear garden with further benefits providing a single garage with off road parking.

# Property Description

## **ENTRANCE**

Composite door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, radiator, doors to lounge/diner, kitchen and cloakroom.

## **CLOAKROOM**

Frosted double glazed window to side aspect. Vanity wash hand basin with mixer tap, radiator, low level w.c., tiled floor, splash back tiling.

## **LOUNGE/DINER**

Double glazed window to front aspect. Three radiators, double glazed door to conservatory.

## **CONSERVATORY**

Double glazed windows to side and rear aspects. Tiled floor.

## **KITCHEN**

Double glazed window to rear aspect, double glazed door to side. Range of wall mounted and floor standing units with square edge work surface over, part tiled walls, tiled floor, radiator, one and a half stainless steel sink with mixer tap, integrated oven and five ring gas hob with extractor hood over, space for tumble dryer and washing machine, integrated fridge/freezer, wall mounted boiler.

## **LANDING**

Double glazed window to side aspect. Access to loft space, airing cupboard, storage cupboard, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, built in wardrobe, sliding door to en-suite.

## **EN-SUITE**

Frosted double glazed window to rear aspect. Vanity wash hand basin, low level w.c., tiled floor, tiled walls, heated towel rail, access to loft space.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to side aspect.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Panelled bath with shower attachment over mixer tap, low level w.c., wash hand basin with mixer tap, heated towel rail, tiled walls, tiled floor.

## **OUTSIDE**

### **GARAGE**

Up and over door power and light, hardstanding driveway providing off road parking.

### **FRONT GARDEN**

Block paved, pathway to front door, flower and shrub border.

### **REAR GARDEN**

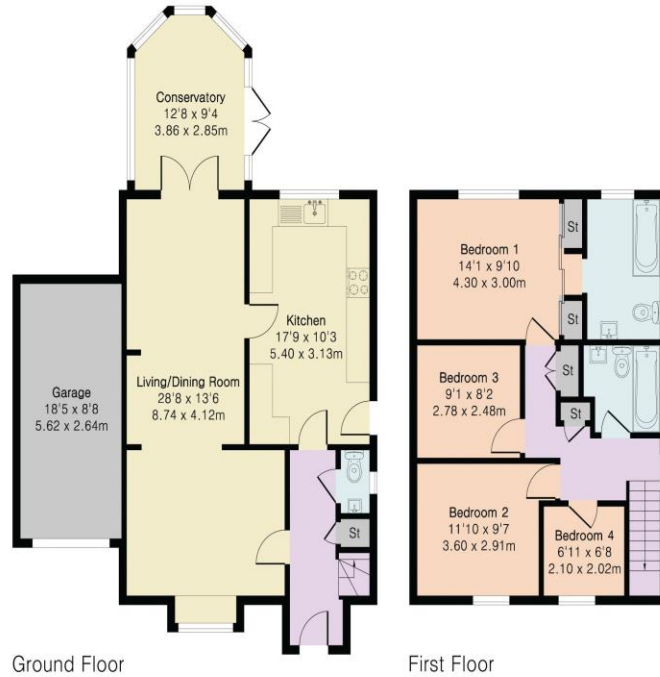
Tiered, laid to lawn with patio area, outside tap, side gated access, flowers and shrubs, courtesy door to garage, enclosed by timber fencing panels.

**Approximate Gross Internal Area 1335 sq ft - 124 sq m  
(Excluding Garage)**

Ground Floor Area 739 sq ft – 69 sq m

First Floor Area 596 sq ft – 55 sq m

Garage Area 160 sq ft – 15 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk