Michael ANTHONY

Holyrood, Great Holm

£525,000 Freehold

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£525,000

Situated in the sought after area of Great Holm in west Milton Keynes, this four bedroom detached family home is offered to the market with many benefits including open plan kitchen/diner/family room, sitting room, family bathroom and additional downstairs cloakroom, garage conversion/office, rear garden and driveway parking.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Double glazed window to front aspect. Stairs to first floor landing, underfloor heating, radiator, doors to cloakroom, kitchen/diner/family room and lounge.

CLOAKROOM
Vanity wash hand basin, low level w.c., extractor fan, underfloor heating.

LOUNGE
Double glazed window to front aspect, double glazed door to rear. Underfloor heating, radiator.

KITCHEN/DINER/FAMILY ROOM
Double glazed windows to front and rear aspects, skylight, double glazed door to rear. Fitted with a range of wall mounted and floor standing units with roll edge work surface, one and a half sink with mixer tap, integrated oven and hob with extractor hood over, space for fridge/freezer, built in dishwasher, radiator. underfloor heating, plumbing for washing machine, wall mounted cupboard housing combination boiler,

LANDING
Access to loft space, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to front aspect. Radiator.

BEDROOM TWO
Double glazed window to front aspect. Radiator.

BEDROOM THREE
Double glazed window to front aspect. Radiator.

BEDROOM FOUR
Double glazed window to rear aspect. Radiator.

BATHROOM
Frosted double glazed window to rear aspect. Low level w.c., panelled bath with mixer tap and shower attachment, part tiled walls, radiator, pedestal wash hand basin, extractor fan.

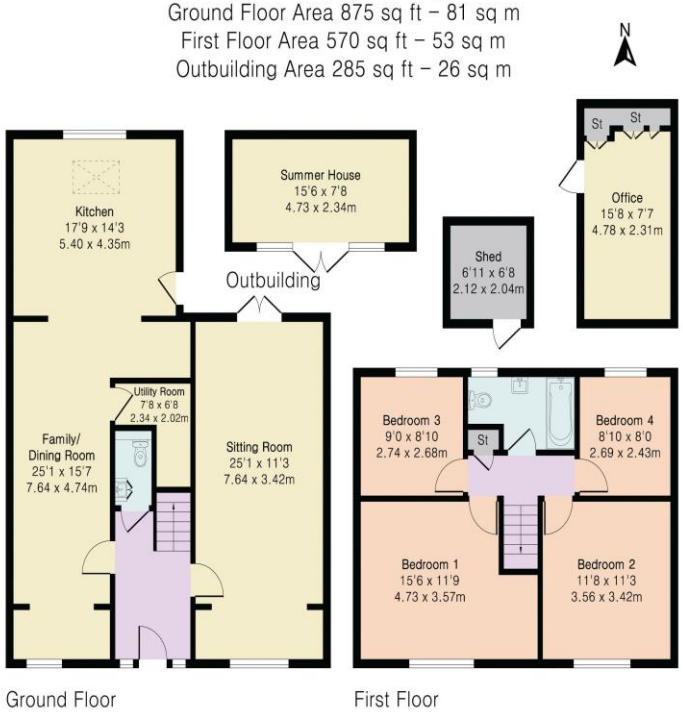
GARAGE/OFFICE CONVERSION
Frosted double glazed window and door to rear, single drainer sink with mixer tap, work surface area, power and light.

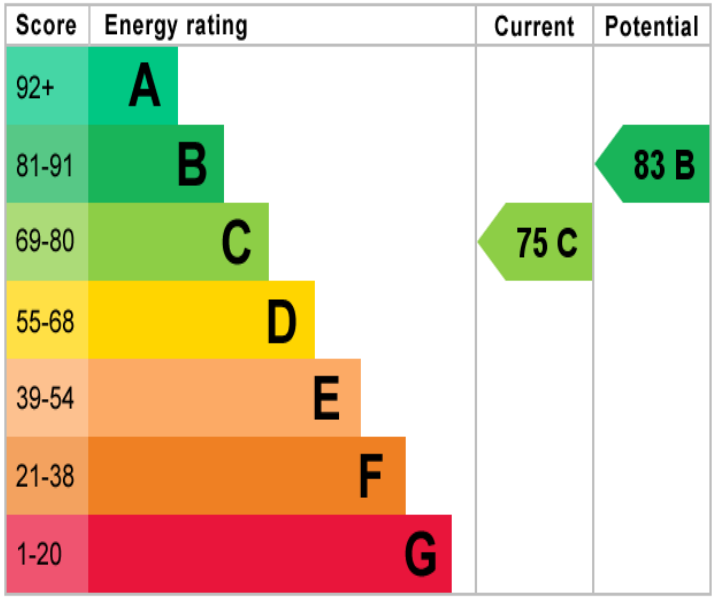
PARKING
Driveway providing off road parking for several cars.

FRONT GARDEN
Outside light, side gated access.

REAR GARDEN
Laid to lawn with patio area, flower and shrub beds, side gated access, shed to remain, summer house, enclosed by timber fencing panels, outside light, door to garage/office conversion.

Approximate Gross Internal Area 1445 sq ft - 134 sq m
(Excluding Outbuilding)
Ground Floor Area 875 sq ft – 81 sq m
First Floor Area 570 sq ft – 53 sq m
Outbuilding Area 285 sq ft – 26 sq m





PINKPLAN

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.

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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

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