



The Close, Weston Underwood Olney MK46 5JP

welcome to

The Close, Weston Underwood Olney

*** RARELY AVAILABLE *** RURAL LOCATION WITH STUNNING VIEWS *** - A charming end of terrace property located in the popular village of Weston Underwood. Comprising; entrance hall, kitchen, dining room, living room, study and bathroom on the ground floor. On the first floor are the 3 bedrooms.

Kitchen

17' 7" x 7' 1" (5.36m x 2.16m)

Recently refitted kitchen, with base and eye level units. With double glazed windows to front and side aspects as well as a UPVC door providing access to gardens. The kitchen includes, Induction hob and extractor fan, electric ovens, Stainless steel mixer tap with double under mount sinks and dishwasher underneath. There is also space in the kitchen for a freestanding fridge/freezer. Radiator and Tiled floor.

Utility Room:

8' 4" max x 4' 11" (2.54m max x 1.50m)

UPVC door providing separate access to gardens, frosted double glazed window to side aspect. Plumbed W/C. Wood work-top, Stainless steel sink and mixer tap, Plumbing for separate washing machine and dryer.

Dining Room:

15' x 12' 6" (4.57m x 3.81m)

Double glazed window to front aspect, radiators, feature fireplace and carpet to floor.

Living Room:

11' 11" x 11' (3.63m x 3.35m)

Double glazed patio doors providing access to front garden, carpet floor, feature fireplace, radiator

Study/ Hallway

7' 11" x 5' 5" (2.41m x 1.65m)

Carpet floor, radiator, storage cupboard, double glazed window to front aspect.

Ground Floor Bathroom:

Fitted with a four piece-suite to comprise; bathtub with mixer tap, vanity with integrated w/c and wash hand basin, separate shower cubicle with separate waterfall shower overhead. The bathroom is tiled floor to ceiling, with a frosted double glazed window to the side aspect, heated towel rail and extractor fan.

First Floor: Landing:

Carpet floor, doors leading to bedrooms, loft hatch and double glazed window to side aspect.

Bedroom One:

11' 9" x 11' 2" (3.58m x 3.40m)

Double glazed window to front aspect overlooking fields, radiator, carpet floor and fitted wardrobes.

Bedroom Two

9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom Three:

12' 6" x 6' 2" (3.81m x 1.88m)

Fitted wardrobe, double glazed window to rear aspect, radiator, and carpet floor.

Outside:

Front Garden:

Low maintenance front garden, with patio seating area, overlooking open fields.

Rear Garden:

Mainly paved, courtyard style rear garden with lawn area. Outbuildings with power and lighting.



Ground Floor



First Floor

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.focalagent.com



welcome to
The Close,
Weston Underwood Olney

- RURAL LOCATION
- COUNTRYSIDE VIEWS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SEPARATE RECEPTION ROOMS
- REFITTED KITCHEN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of
£375,000



view this property online [brownandmerry.co.uk/Property/NPL107762](https://www.brownandmerry.co.uk/Property/NPL107762)



Property Ref:
NPL107762 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)