





£850,000

Located within the ever sought after location of Downhead Park this deceptively spacious and impressive five bedroom detached family home backs on to the Grand Union Canal providing wonderful views with further benefits including four reception rooms, kitchen breakfast room, balcony, en-suite to main bedroom, generous sized gardens, double garage and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Door to storage cupboard, door to entrance hall.

ENTRANCE HALL

Storage cupboard, radiator, stairs to first floor landing, sliding door to storage cupboard, doors to cloakroom, dining room and bedroom five.

CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c., vanity wash hand basin, splash back tiling.

DINING ROOM

Electric skylight. Radiator, door to kitchen, door to conservatory, stairs rising to lounge area,

KITCHEN

Two double glazed windows to front aspect. Range of wall mounted and floor standing units with square edge work surface over, built in oven and hob with extractor fan over, one and a half single drainer sink with mixer tap, splash back tiling, built in dishwasher and fridge/freezer, plumbing for washing machine, radiator, LED lights, door to double garage.

CONSERVATORY

UPVC double glazed windows to side and rear aspects, double glazed bi-fold doors to rear. Radiator.

LANDING

Airing cupboard housing hot water tank, access to loft space.

LOUNGE

Double glazed windows to side and rear aspects, double glazed sliding door to balcony. Feature fireplace, radiator.

BEDROOM ONE

Double glazed window to rear aspect, double glazed sliding door to balcony. Radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Fully tiled shower cubicle with rainfall shower, low level w.c., vanity wash hand basin, heated towel rail, extractor fan.

DOWNSTAIRS HALLWAY

Radiator, Doors to bathroom and bedrooms, two, three and four.

BEDROOM TWO

Double glazed sliding door to rear, double glazed window to rear, window to side. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BEDROOM FIVE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to side aspect. Heated towel rail, vanity wash hand basin, low level w.c. fully tiled shower cubicle, panelled bath with mixer tap and shower attachment, splash back tiling, part tiled walls, extractor fan.

DOUBLE GARAGE & PARKING

Electric garage doors, power and light, driveway providing off road parking.

FRONT GARDEN

Laid to lawn with flower and shrub beds, outside light, side gated access.

REAR GARDEN

Laid to lawn with patio area, flower and shrub beds, outside light, outside tap, side gated access, enclosed by fencing panels.

**Approximate Gross Internal Area 2381 sq ft - 221 sq m
(Including Garage)**

Ground Floor Area 1813 sq ft – 168 sq m

First Floor Area 568 sq ft – 53 sq m



Ground Floor

First Floor



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

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209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk