





Tucked away within a quiet cul-de-sac this four bedroom link-detached family home is offered to the market chain free with many benefits including a kitchen/breakfast room, two reception rooms, family bathroom and additional downstairs cloakroom, workshop, rear garden and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

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

LOUNGE

Double glazed window to front aspect. Radiator, flow through to dining room.

DINING ROOM

Double glazed French doors to rear aspect. Radiator, door to kitchen.

KITCHEN/BREAKFAST ROOM

Double glazed window and door to rear aspect., skylight. Range of wall mounted and floor standing units with work surface over, built in oven and hob with extractor over, single drainer sink with mixer tap, built in fridge/freezer, radiator, door to workshop/cycle store.

LANDING

Airing cupboard, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to side aspect. Panelled bath with mixer tap, low level w.c., vanity wash hand basin, fully tiled shower cubicle, part tiled walls.

OUTSIDE

WORKSHOP/CYCLE STORE & PARKING

Power and light, cupboard housing wall mounted boiler, plumbing for washing machine, driveway providing off road parking.

FRONT GARDEN

Laid to lawn with pathway to front door.

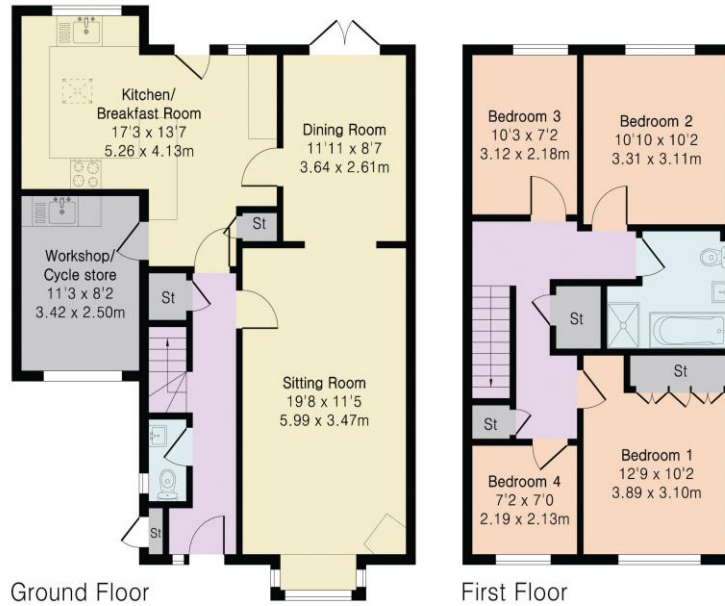
REAR GARDEN

Laid to lawn, side gated access, enclosed by timber fencing panels and brick wall, flower and shrub border, outside tap, outside light.

Approximate Gross Internal Area 1360 sq ft - 126 sq m

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 574 sq ft – 53 sq m



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

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