





£350,000

Situated on the popular Rivers Estate is this three bedroom semi detached family home. This property comprises a lounge/diner, kitchen, conservatory, bathroom, with the added benefit of a garage and off road parking. The Rivers Estate offers local Primary and Secondary schools within walking distance as well as bus stops, local shops and the Whaddon Medical Centre. The H8 Standing Way is in easy reach and the Bletchley train station with links to London Euston is also within easy reach.

Property Description

ENTRANCE PORCH

Two double glazed window to side aspect. UPVC double glazed door, door to hall.

ENTRANCE HALL

Stairs rising to first floor, radiator, door to lounge.

LOUNGE

Double glazed window to front aspect. Understairs storage, radiator, door to dining room.

DINING ROOM

Sliding double glazed patio doors to garden, door to lounge and kitchen, radiator.

KITCHEN

Double glazed window to rear aspect. Double glazed door to side access. Fitted with wall and base units with rolled top worktops, tiled floor, tiled splashback, space for washing machine, space for fridge freezer, space for washing machine, integrated oven and hob with extractor fan.

LANDING

Frosted double glazed window to side aspect. Loft access, doors to bedroom one, two and three, doors to bathroom and W.C.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to front aspect. Built in storage, radiator.

BATHROOM

Frosted double glazed window to rear aspect. Pedestal hand wash basin, bath and electric shower, radiator, tiled walls.

SEPARATE W.C

Frosted double glazed window to side aspect. Low level w.c

OUTSIDE

GARAGE/PARKING

Up and over door, off road parking, courtyard door to garden.

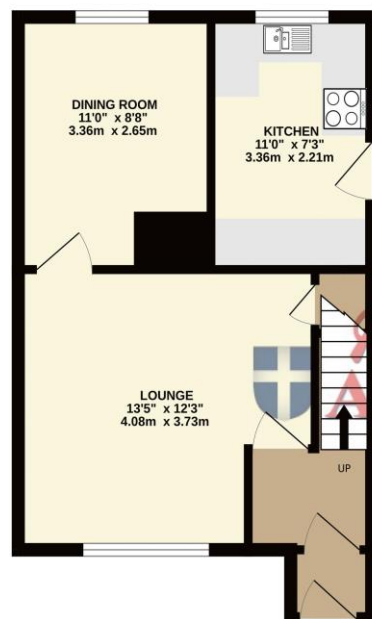
FRONT GARDEN

Mainly laid to lawn, side gated access.

REAR GARDEN

Mainly laid to lawn, enclosed by wooden fence panelling, patio area, rear gated access.

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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.

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