





**Offers Over
£350,000**

Located on the popular Trees Estate in Bletchley is this extended three bedroom semi detached family home. The property boasts an extension to rear comprising a kitchen/diner and downstairs cloakroom. Further benefits include a lounge, family room, generous sized private rear garden, garage and ample parking. The property also offers solar panels and being sold with no upper chain.

Property Description

ENTRANCE

UPVC sliding door to entrance porch. Door to:

ENTRANCE HALL

Stairs to first floor, radiator, doors to lounge and family room.

LOUNGE

UPVC double glazed window to front aspect. Radiator, feature fireplace triple bi-fold doors to family room.

FAMILY ROOM

Sliding patio door to garden. Door to storage cupboard, radiator, triple bi-fold doors to lounge, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear aspect, UPVC double glazed door to garden. Range of wall mounted and floor standing units with work surface over, double oven and gas hob with extractor fan over, integrated washing machine and dishwasher, one and a half stainless steel sink with mixer tap, fridge, part tiled walls, two radiators, door to lobby and cloakroom.

CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c., pedestal wash hand basin, radiator.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to front aspect. Radiator, fitted wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

UPVC double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear and side aspects. Low level w.c., vanity sink with cupboard below, shower cubicle, bidet, tiled walls and floor, radiator.

OUTSIDE

GARAGE

Electric up and over door, single glazed window, power and light, door to entrance porch.

FRONT GARDEN

Mainly laid to lawn with block paved driveway, brick wall.

REAR GARDEN

Mainly laid to lawn with patio area, greenhouse, side gated access, outside power and light, pond.

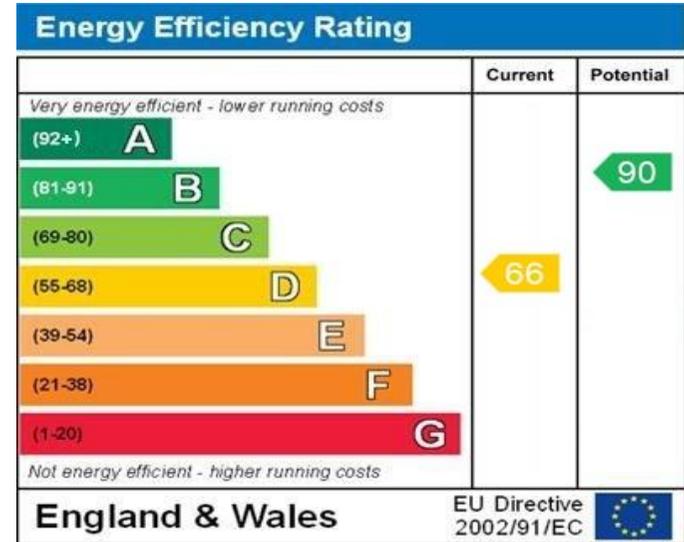
GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1349 sq.ft. (125.4 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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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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