





£350,000

Situated in a quiet cul-de-sac location in the sought after area of Great Holm in west Milton Keynes, this three bedroom extended semi-detached family home is offered to the market with many benefits including two reception rooms, separate kitchen, family bathroom & additional downstairs shower room, garage, front & rear gardens and driveway parking.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Doors to kitchen and lounge, stairs rising to first floor, radiator.

SHOWER ROOM

Fully tiled walls and shower cubicle. Low level w.c, vanity wash hand basin, extractor fan, heated towel rail.

LOUNGE

Double glazed window to front. Television point, radiator, sliding doors to dining room/conservatory.

DINING ROOM/CONSERVATORY

Double glazed window to rear. Double glazed door to rear, radiator.

KITCHEN

Double glazed window to side. A range of base and floor standing units and rolled edge work surface areas, plumbing for dish washer and washing machine, oven and hob with extractor hood, space for fridge freezer, combi wall mounted boiler, splash back tiling, door to shower room, follow through to dining room/conservatory.

LANDING

Double glazed window to rear aspect. Doors to all bedrooms and bathroom, storage cupboard.

BEDROOM ONE

Double glazed window to front. Access to loft space, radiator.

BEDROOM TWO

Double glazed window to front. Built in wardrobe, radiator, storage cupboard.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Frosted double glazed window to rear. Low level w.c, panelled bath with mixer tap and shower attachment over, vanity wash hand basin, radiator, extractor fan.

OUTSIDE

GARAGE/PARKING

Single garage, driveway providing off road parking for multiple cars.

FRONT GARDEN

Pathway to front door, side gated access.

REAR GARDEN

Enclosed by timber fence panelling, side gated access, laid to lawn, door to garage.

**Approximate Gross Internal Area 923 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 352 sq ft – 33 sq m

Garage Area 152 sq ft – 14 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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.

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