



Rydal Way, Bletchley, MK2 3DN

Price £290,000 Freehold



Situated in a popular residential location, this well proportioned three bedroom townhouse offers over 1,120 sq ft of versatile accommodation arranged over three floors, making it an ideal home. The property has been greatly improved by its current owners,

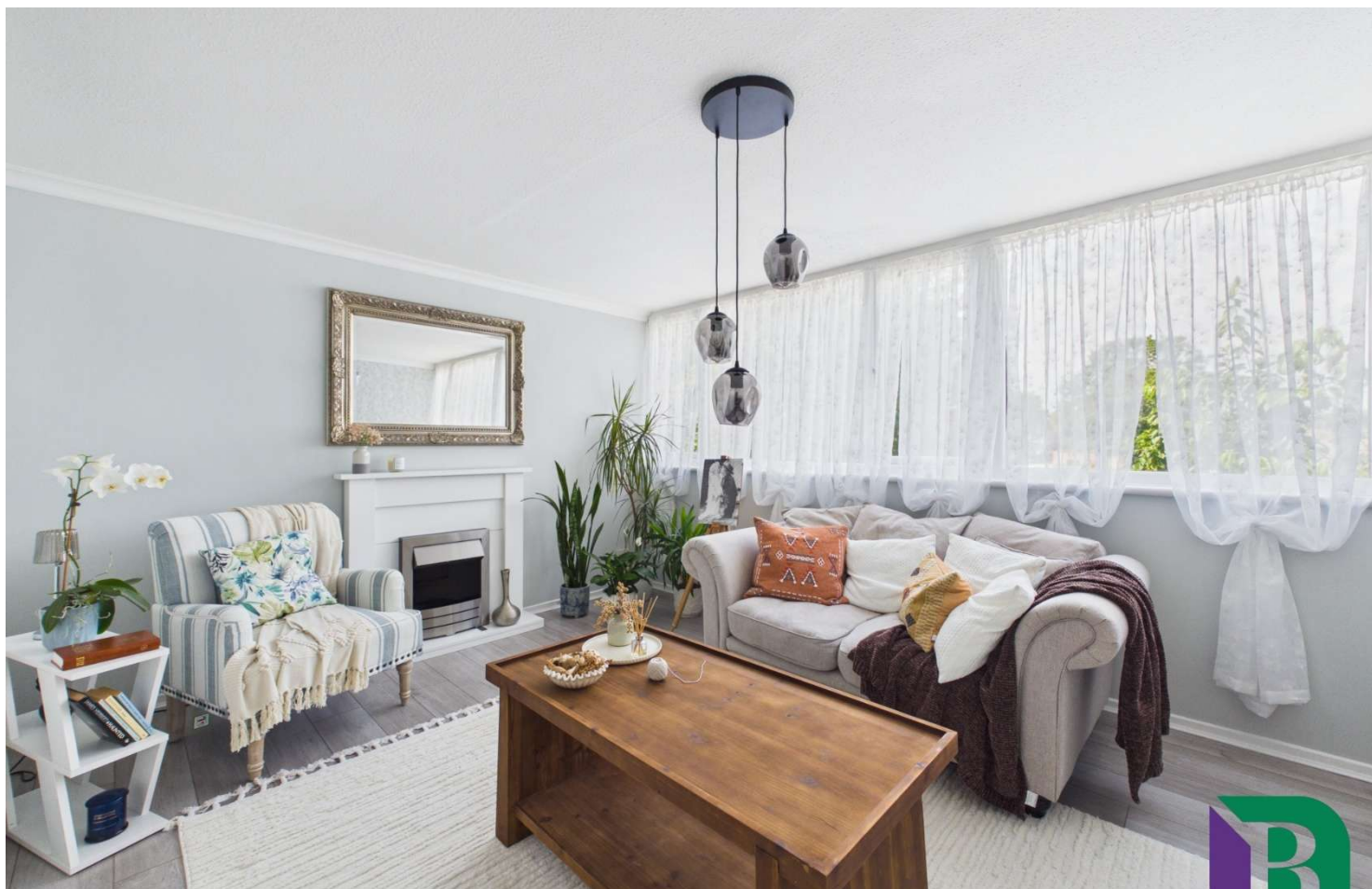


Rydal Way

Bletchley, MK2 3DN



- Three Bedrooms
- Townhouse
- Integral Garage & Parking
- Landscaped Rear Garden
- Cloakroom
- Kitchen / Diner
- Lounge

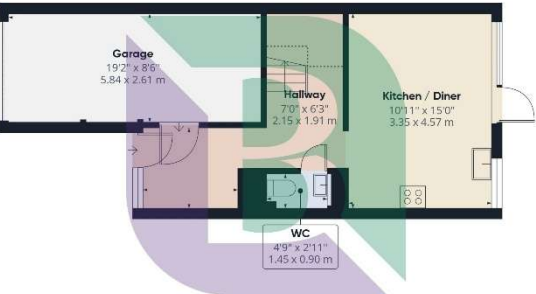


The ground floor comprises a welcoming entrance hallway with access to the cloakroom and integral garage, which can be used for additional storage. To the rear is the kitchen / diner which leads to the private garden.

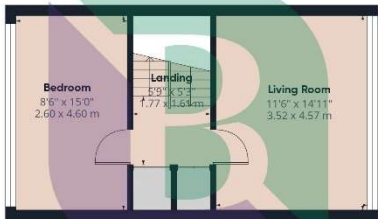
On the first floor, you will find a generous sized living room and double bedroom. The second floor hosts a further two bedrooms and a re fitted family bathroom.

Externally, the property benefits from driveway parking and landscaped garden.

The Lakes Estate is located on the outskirts of Bletchley, offering convenient access to local shops, play areas, schools, and a medical centre. Bletchley Town Centre is just a short drive away, approximately a 20-minute walk, or easily reached via regular bus services, and provides a range of shops, a leisure centre, bus station, and mainline railway station. For outdoor enthusiasts, Waterhall Park, the Grand Union Canal, and Blue Lagoon Nature Reserve are all nearby, ideal for dog walkers, cycling or leisurely strolls. The area also benefits from direct road access to the A5 and the Leighton Buzzard Bypass, ensuring excellent connectivity.



Ground Floor



Floor 1



Floor 2



Approximate total area^m

1129 ft²
104.9 m²

Reduced headroom

19 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (91-100)	86
B (81-90)	
C (69-80)	74
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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