





**£320,000**

Situated in West Bletchley is this extended three-bedroom semi-detached family home offered with NO CHAIN. The property comprises lounge, dining area, family room, kitchen, shower room and rear garden. Further benefits include a garage with off road parking.

# Property Description

## **ENTRANCE**

Double glazed door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, radiator, door to lounge/diner.

## **LOUNGE**

Double glazed window to front aspect. Gas fireplace, open to dining area.

## **DINING AREA**

Radiator, door to kitchen open to family room.

## **FAMILY ROOM**

Double glazed windows to side and rear aspects. Radiator.

## **KITCHEN**

Double glazed window to rear aspect. single glazed wooden door to side. Range of wall mounted and floor standing units with work surface over, stainless steel sink with mixer tap, integrated oven and five ring gas hob with extractor hood over, space for fridge/freezer, tiled walls, radiator.

## **LANDING**

Double glazed window to side aspect. Storage cupboard housing wall mounted boiler, access to loft space, doors to bedrooms and shower room.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built in wardrobe.

## **BEDROOM THREE**

Double glazed window to front. Radiator.

## **SHOWER ROOM**

Frosted double glazed window to rear aspect. Low level w.c., vanity wash hand basin, fully tiled walls, shower cubicle, heated towel rail.

## **OUTSIDE**

### **ENCLOSED SIDE ACCESS**

Shed, door to garage, side gated access, door to rear.

### **GARAGE & PARKING**

Up and over door, power and light, block paved driveway.

### **FRONT GARDEN**

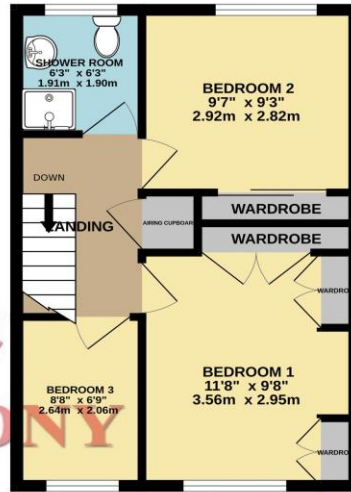
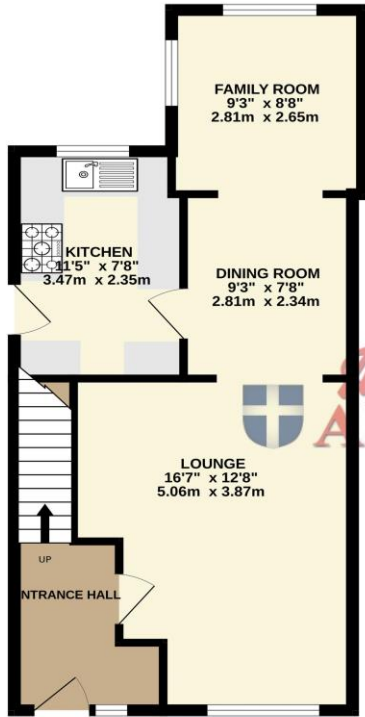
Block paved with stone border, flower and shrub beds, pathway to front door.

### **REAR GARDEN**

Tiered, laid to lawn with patio area, outside tap, flower, shrub and tree borders, awning, shed, enclosed by timber fencing panels.

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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		75 C
55-68	D	67 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

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