





**£495,000**

Located within the ever sought after location of Shenley Lodge this four bedroom end terrace family home is offered to the market with many benefits including kitchen/diner, two reception rooms, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, gardens, garage and driveway parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs to first floor landing, radiator, doors to cloakroom and lounge.

## **CLOAKROOM**

Frosted double glazed window to front aspect. Wall mounted wash hand basin, splash back tiling, low level w.c., radiator.

## **LOUNGE**

Double glazed window to front aspect. Radiator, television point, understairs storage cupboard, feature fireplace, door to kitchen/diner.

## **STUDY**

Double glazed window to kitchen/diner. Underfloor heating.

## **KITCHEN/DINER**

Double glazed window and door to rear aspect, double glazed skylights. Range of wall mounted and floor standing units with square edge work surface, built in oven and hob with extractor fan over, one and a half single drainer sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built in dishwasher, underfloor heating.

## **LANDING**

Access to loft space housing wall mounted boiler, airing cupboard housing hot water tank, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, door to en-suite.

## **EN-SUITE**

Fully tiled shower cubicle, part tiled walls, low level w.c., pedestal wash hand basin, heated towel rail, extractor fan, underfloor heating.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to rear. Radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.

## **OUTSIDE**

### **GARAGE & PARKING**

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

### **FRONT GARDEN**

Pathway to front door, outside light.

### **REAR GARDEN**

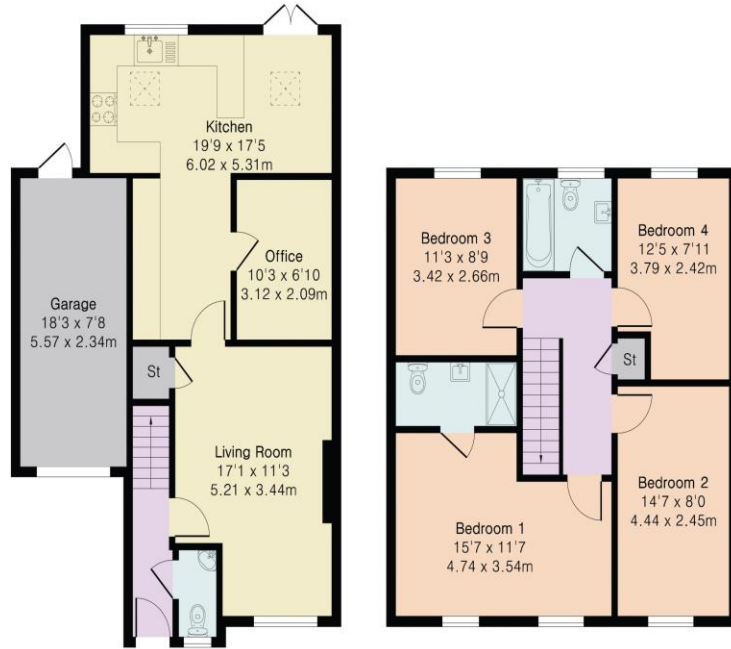
Laid to lawn, door to garage, flower and shrub beds, outside tap and light, enclosed by timber fencing panels.

**Approximate Gross Internal Area 1230 sq ft - 114 sq m  
(Excluding Garage)**

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 667 sq ft – 62 sq m

Garage Area 140 sq ft – 13 sq m



Ground Floor

First Floor

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		



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.



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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | miltonkeynes@maea.co.uk