





**Offers in Excess of  
£425,000**

Located on the sought after Saints Estate in Far Bletchley is this extended four bedroom bay fronted semi detached family home. The property boasts a double storey extension offering a study and downstairs shower room on the ground level and a fourth bedroom on the first floor. Further benefits include a conservatory, kitchen/diner and a mature rear garden.

# Property Description

## **ENTRANCE**

Composite double glazed front door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator, 'Karndean' wood flooring, radiator.

## **LOUNGE**

Double glazed bay window. Radiator, electric fire with tiled hearth, archway to kitchen/diner.

## **KITCHEN/DINER**

Double glazed window to rear aspect, double glazed French doors to conservatory. Fitted with a range of wall mounted and floor standing units with work surface over, complimentary tiling, built in electric double oven, gas hob with extractor fan over, porcelain one and a half single drainer sink with mixer tap, built in microwave, space for washing machine and tumble dryer, radiator, 'Karndean' wood flooring, archway to lounge.

## **CONSERVATORY**

Brick base with UPVC double glazed windows, double glazed door to side aspect.

## **INNER HALL**

Obscure double glazed window to rear aspect. Door to downstairs shower room, door to study, storage cupboard, wood effect flooring.

## **CLOAKROOM**

Obscure double glazed window to rear aspect. Walk in shower with splash back tiling, tiled floor, vanity wash hand basin with mixer tap, low level w.c., complimentary tiling, extractor fan, shaving point.

## **STUDY**

Double glazed window to front aspect. Radiator, wood effect flooring.

## **LANDING**

Access to loft space, storage cupboard housing wall mounted boiler, door to bedrooms and shower room.

## **BEDROOM ONE**

Double glazed bay window to front aspect. Radiator, Fitted wardrobe with mirror sliding door, built in wardrobe.

## **BEDROOM TWO**

Two double glazed windows to rear aspect. Radiator, fitted wardrobe.

## **BEDROOM THREE**

Double glazed windows to front and rear aspects. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Built in wardrobe, wood effect flooring.

## **SHOWER ROOM**

Walk in double shower, low level w.c., vanity wash hand basin, heated towel rail, fully tiled floor and walls, extractor fan

## **OUTSIDE**

### **FRONT GARDEN**

Laid to hardstanding providing off road parking.

### **REAR GARDEN**

South facing rear garden, lawn, patio and gravel areas, outside tap and power, side gated access, fully enclosed by timber fencing and brick wall, flower and shrub beds, shed to remain.

GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (111.0 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		84 B
69-80	C	74 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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