



Favell Drive, Milton Keynes, MK4 1AL



45 Favell Drive
Furzton
Milton Keynes
MK4 1AL

£425,000

A MUCH IMPROVED AND BEAUTIFULLY MAINTAINED FOUR BEDROOM DETACHED family home, situated in the desirable area of Furzton. It is WALKING DISTANCE TO THE PICTURESQUE FURZTON LAKE, with family Linear Parkland also being very close by. The location offers convenient access for many local amenities including local shops and Westcroft Shopping Centre, good school catchment, road links as well as being a short drive to the Central Milton Keynes Train Station with a direct route to London Euston.

The accommodation in brief comprises entrance hall, DOWNSTAIRS CLOAKROOM, lounge with feature fireplace, dining room, MODERN KITCHEN WITH QUARTZ WORKSURFACES AND BUILT IN APPLIANCES, first floor landing, four bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and a GARAGE WITH DRIVEWAY IN FRONT FOR UP TO FIVE VEHICLES. Internal viewing is highly recommended. EPC rating D.

- Desirable Location
- Walking Distance To Fuzton Lake & Parkland
- Four Bedroom Detached
- Downstairs Cloakroom
- Two Reception Rooms
- Much Improved
- Garage & Driveway For Up To 5 Vehicles
- Front & Rear Gardens
- Internal Viewing Highly Recommended
- EPC Rating D





Entrance Hall

Entrance via composite door with patterned double glazed panel and obscure UPVC double glazed side panel. Stairs rising to first floor. Doors to lounge, kitchen and downstairs cloakroom. Radiator. Under stairs storage recess.

Downstairs Cloakroom

Patterned UPVC double glazed window to side aspect. White two piece suite comprising of a wash hand basin with tiles to splashback areas and a low-level WC. Radiator.

Lounge

UPVC double glazed window to front aspect. Corian feature fireplace with inset coal effect gas fire. Radiator. TV point. Glazed double doors to dining room.

Dining Room

UPVC double glazed double doors onto rear garden. Radiator. Door to kitchen.

Kitchen

UPVC double glazed window to rear aspect. Composite door with double glazed panel onto side. Fitted kitchen comprising a range of wall and base units with quartz work surfaces giving storage. One and a half bowl stainless steel sink with quartz drainer and mixer tap over. Built-in double oven and induction hob with stainless steel extractor hood over. Integrated pull-out bin drawer. Integrated dishwasher and washing machine. Radiator. Quartz splash backs. Fridge/freezer. Built-in storage cupboard.

First Floor Landing

UPVC double glazed window to side elevation. Doors to four bedrooms and a family bathroom. Door to airing cupboard.

Principle Bedroom

UPVC double glazed window to front elevation. Built-in wardrobe. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator. Built-in wardrobe.

Bedroom Three

UPVC double glazed window to front elevation. Radiator. Open reach point. Loft access. loft is fully boarded for storage with a pull down ladder for access.

Bedroom Four

UPVC double glazed window to rear elevation. Radiator.

Family Bathroom

Patterned UPVC double glazed window to side elevation. White three-piece suite comprising of a wood panelled bath with shower over and glass screen, wash hand basin with vanity unit under and a low-level WC. Heated towel rail. Fully tiled walls. Ceiling mounted extractor fan.

Exterior

Front Garden-Mainly laid to lawn with planted border. Tree. Hedge to front and side. Generously sized blocked paved driveway to side in front of garage offering off-road parking for up to five vehicles.

Rear Garden-Comprises of a paved patio area.

Remainder is mainly laid to lawn with planted borders. Outside tap. Further raised paved area with timber shed to remain. Gated access leading to front. Fully enclosed by timber fencing.

Garage

Detached single garage situated to the side of the property with up and over door. Power and light.

Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band D

Note To Purchasers

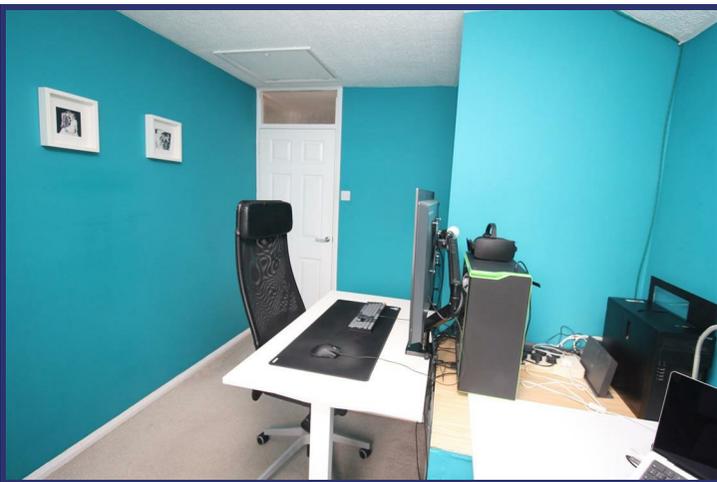
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

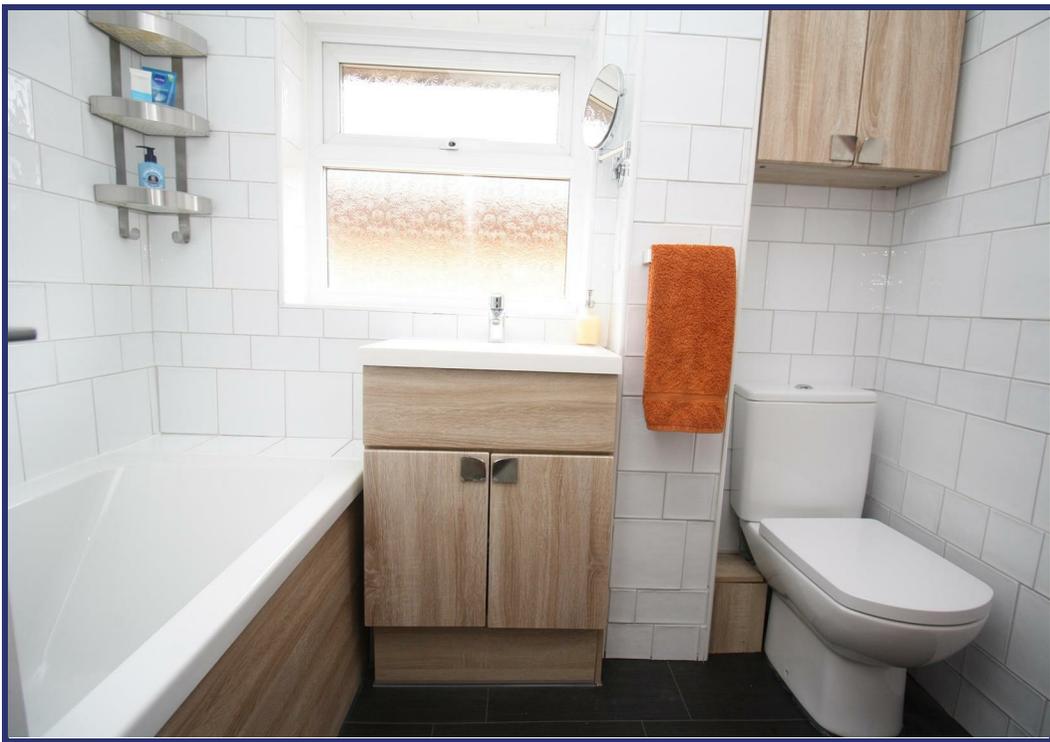
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

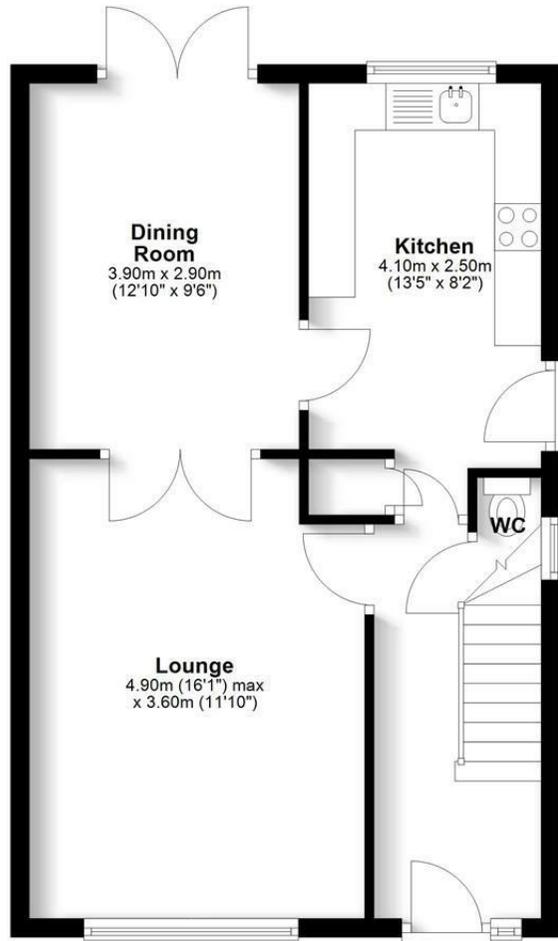






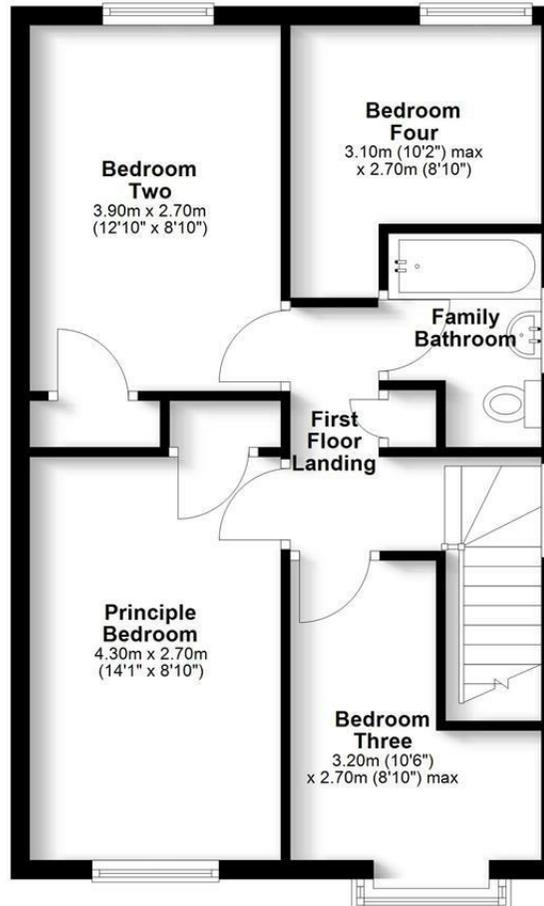
Ground Floor

Approx. 48.9 sq. metres (526.7 sq. feet)

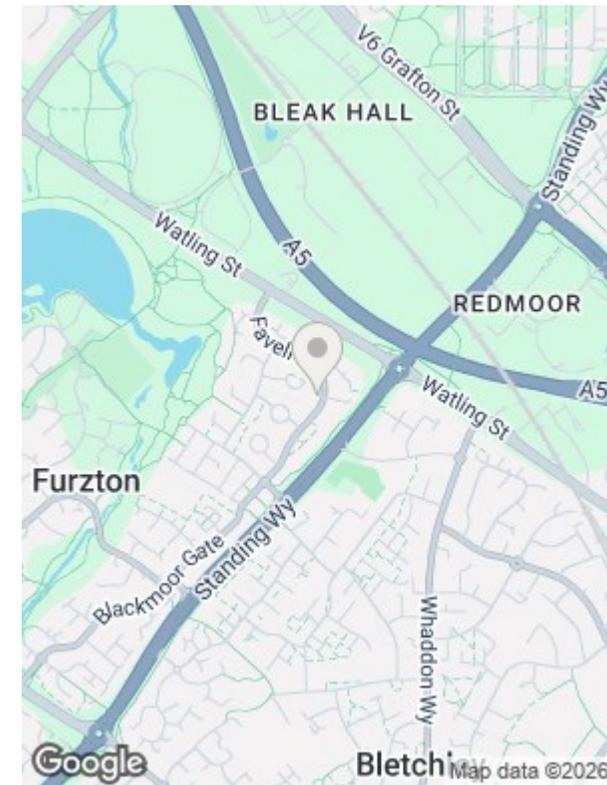


First Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 98.1 sq. metres (1055.4 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

