



Ashlea

, Olney, MK46 5HW

FINE & COUNTRY

6 Ashlea

Olney MK46 5HW

We are pleased to offer the sale this much improved three bedroom semi detached property, with plenty off road parking and situated in this popular location close to Olney infant Academy and Johnsons Field.

The property benefits from UPVC double glazing, gas radiator, central heating, a new kitchen and bathroom and landscaped front and rear gardens. Additional benefits include a home office in the rear garden and in the agent's opinion in a good standard of internal decoration.

Ground floor

The accommodation comprises: entrance hall which is a good size in the agent's opinion entered via double glazed door with opaque double glazed window to the front elevation. Ceiling spotlight, fuse box, smoke alarm, stairs to first floor landing, WC, storage area and doors leading to the lounge and to the kitchen/ dining room. There is a good size storage cupboard to the left-hand side as you come in to the entrance hallway as well as a further storage cupboard next to it. The lounge has double glazed windows to the front elevation, radiator, ceiling light. The Wc has a toilet, wash hand basin and storage. Down lighter and opaque double glazed window to the side elevation. The kitchen/ dining room has been fitted with a range of base and eyelevel units incorporating a 1 1/2 bowl single drainer sink unit with mixer taps over and cupboard under. There's a built-in oven and grill, Bosch dishwasher and integrated Bosch washing machine. There is a four burner Bosch hob and extraction hood above. UPVC double window to the elevation space for an American style fridge freezer and also dining area comfortably seating four. Radiator and double glazed double opening patio doors leading to the rear garden.





First Floor

First floor landing - loft access, double glazed window to side elevation, ceiling light, doors to bedrooms and bathroom. Built in storage cupboard to conceal vacuum cleaner and other useful storage cupboards and airing cupboard with shelving for linen storage. Bedroom One is a good size double bedroom with two built-in wardrobes, ceiling light, large double glazed window to the front elevation and radiator under. Bedroom Two is also a double bedroom with a double glazed window to the rear elevation. Radiator under and built-in double wardrobe, ceiling light. The third bedroom is a good size single bedroom with a double window to the front elevation, radiator, ceiling light and built-in storage cupboard above the stairs bulk head. The bathroom is fitted with a three-piece white suite comprising low-level WC, pedestal wash hand basin, panelled bath with wall mounted shower. Heated towel rail, tiled splashback, ceiling downlights and an opaque double glazed window to the rear elevation. Shaver point, ceiling lights.

Outside

The front garden has been landscaped to offer a low maintenance garden with a lawned area near the house and an extensive block paved driveway providing ample of parking for at least three cars. There was gated pedestrian access down the side which leads to the rear garden. The rear garden has been attractively landscaped by the present owners and offers a lawned garden that is enclosed by timber panel fencing. There is an outside tap and a pathway leading down to the bottom part of the garden which is paved, offering a good size patio and outside dining area which leads to the Home office, which is a decent size with power and light connected.

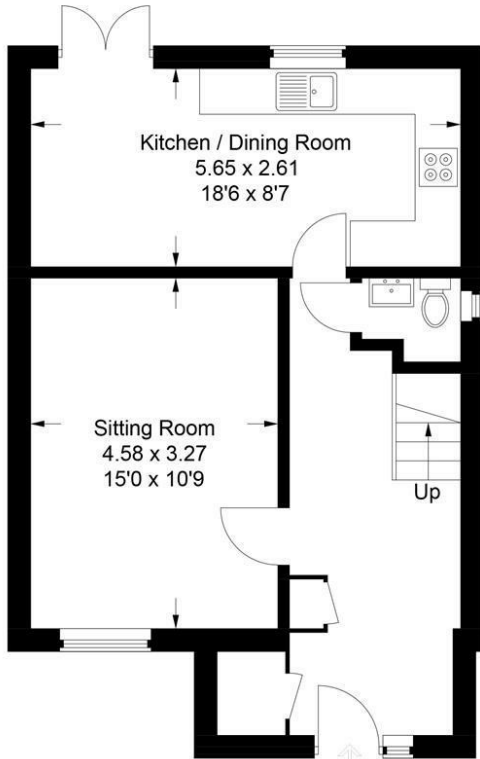




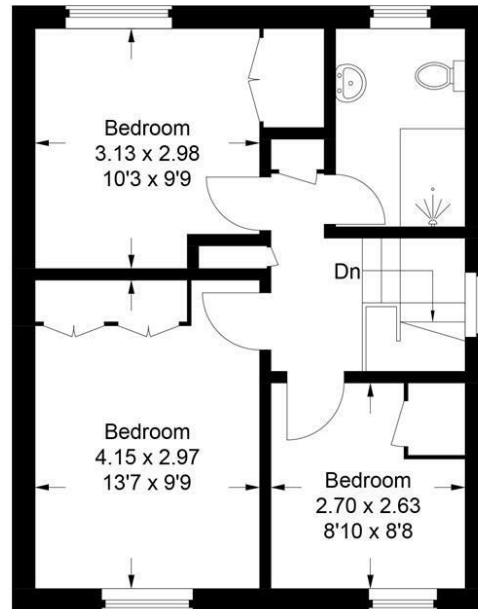




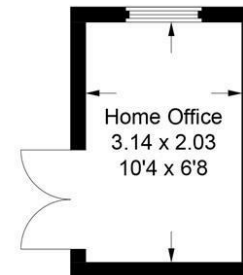
Approximate Gross Internal Area
 Ground Floor = 46.2 sq m / 497 sq ft
 First Floor = 41.5 sq m / 447 sq ft
 Outbuilding = 6.4 sq m / 69 sq ft
 Total = 94.1 sq m / 1,013 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(13-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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