





**Offers in Excess of
£350,000**

Positioned in a cul-de-sac location on the sought after racecourses estate on Hexham Gardens is a three bedroom detached. The property benefits from being in our opinion in good condition throughout and comprises of a lounge, dining area and modern kitchen on the ground floor. The first floor offers three bedrooms and a modern four piece suite family bathroom. Further benefits include a secluded low maintenance rear garden and an integral garage with drive way.

Property Description

ENTRANCE PORCH

UPVC door to hall.

ENTRANCE HALL

Frosted double glazed window to front aspect. Radiator, door to lounge.

LOUNGE AREA

Double glazed window to front aspect. Radiator, door to hall, stairs rising to first floor, opening to dining area.

DINING AREA

Double glazed door to garden. Radiator, opening to lounge, door to kitchen.

KITCHEN

Double glazed window to rear aspect, fitted with wall and base units and roll top work surfaces, integrated fridge freezer, integrated washing machine, integrated dish washer, double oven, electric hob and extractor fan, stainless steel sink and mixer tap.

LANDING

Doors to bedroom one, two and three, door to bathroom, storage cupboard and loft access.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, fitted wardrobes.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, fitted wardrobes.

BATHROOM

Two frosted windows to rear aspect. Radiator, low level w.c, base and vanity units, shower cubicle, bath, part tiled walls, tiled floor.

OUTSIDE

GARAGE/PARKING

Power and lights, wall mounted boiler, barn style doors.

FRONT GARDEN

Block paving, off road parking for three cars.

REAR GARDEN

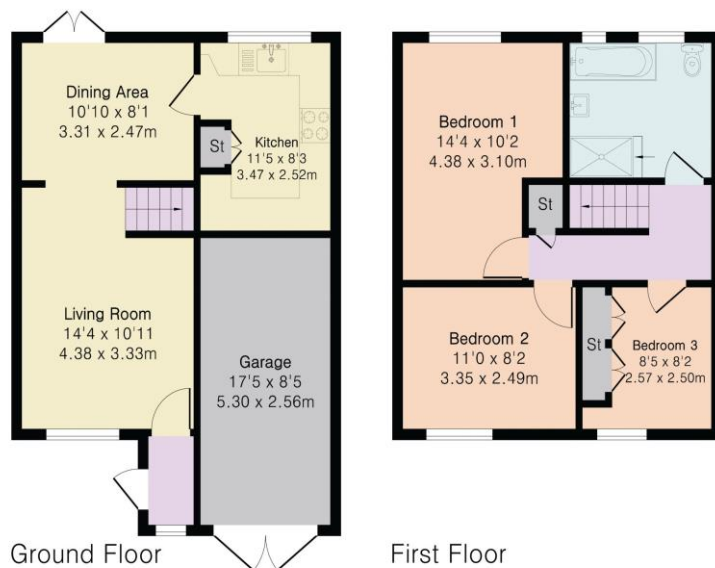
Corrugate metal fence panelling. Patio area, gravel area, side gated access, outside tap, mature tree and bush borders.

**Approximate Gross Internal Area 830 sq ft - 77 sq m
(Excluding Garage)**

Ground Floor Area 371 sq ft – 34 sq m

First Floor Area 459 sq ft – 43 sq m

Garage Area 144 sq ft – 13 sq m



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

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