Michael ANTHONY

Trafalgar Avenue, Bletchley

£465,000 Freehold



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£465,000

Positioned in a cul-de-sac location on the popular development of Barleyhurst Park in Far Bletchley is this extended four bedroom detached family home. The property boasts being in good decorative order throughout and has an extension to the side offering a larger kitchen/diner and refitted downstairs shower room. Further benefits include a garage conversion which gives you a utility room and a separate reception room which could be used as a playroom, study or downstairs bedroom. Externally the property has a landscaped rear garden and ample off road parking.

Property Description

ENTRANCE
Composite door to entrance porch.

ENTRANCE PORCH
Double glazed window to front aspect. Radiator, frosted double glazed door to entrance hall.

ENTRANCE HALL
Radiator, stairs to first floor, doors to kitchen/diner, lounge and downstairs shower room.

DOWNSTAIRS SHOWER ROOM
Shower cubicle, wash hand basin with mixer tap, low level w.c., heated towel rail, part tiled walls, tiled floor.

LOUNGE
Double glazed bay window to front aspect. Radiator.

PLAYROOM
Double glazed bay window to front aspect. Radiator.

KITCHEN/DINER
Double glazed window to rear aspect, double glazed double doors to rear, frosted double glazed door to side. Range of wall mounted and floor standing units with square edge work surface over, breakfast bar, one and a half stainless steel sink with mixer tap, integrated double oven and grill, integrated five ring gas hob with extractor over, integrated fridge/freezer and dishwasher, part tiled walls, tiled floor, door to utility room.

UTILITY ROOM
Double glazed window to side aspect. Range of wall mounted and floor standing units with roll top work surface over, stainless steel sink with mixer tap, part tiled walls, space for washing machine and tumble dryer.

LANDING
Double glazed window to side aspect. Storage cupboard housing wall mounted boiler, access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to front aspect. Radiator, built in wardrobe.

BEDROOM TWO
Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

BEDROOM FOUR
Double glazed window to front aspect. Radiator, storage cupboard.

BATHROOM
Frosted double glazed window to side aspect. Vanity wash hand basin with mixer tap, low level w.c., panelled bath with mixer tap shower attachment, fully tiled walls, tiled floor.

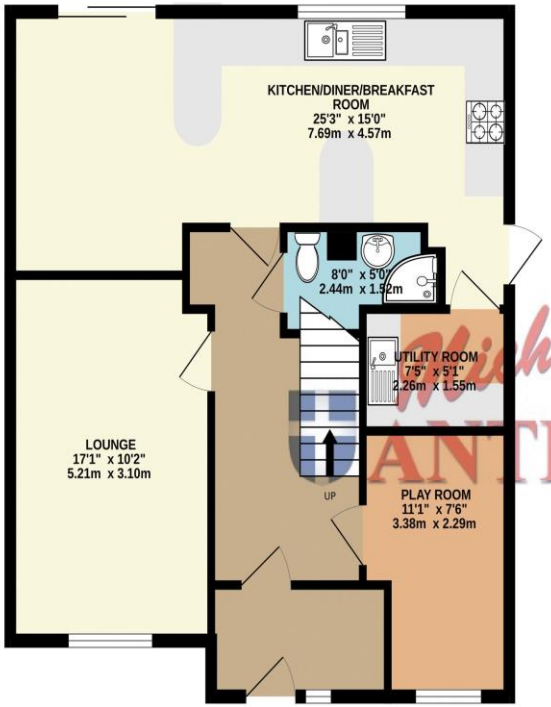
OUTSIDE

PARKING
Block paved driveway providing off road parking.

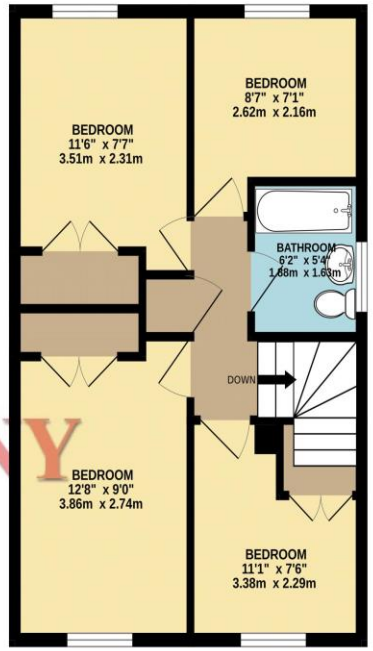
FRONT GARDEN
Laid to lawn with stone border and pathway to front door, EV charger.

REAR GARDEN
Laid to lawn with patio area, fixed gazebo, shed, outside tap, side gated access, enclosed by timber fencing panels, stone border.

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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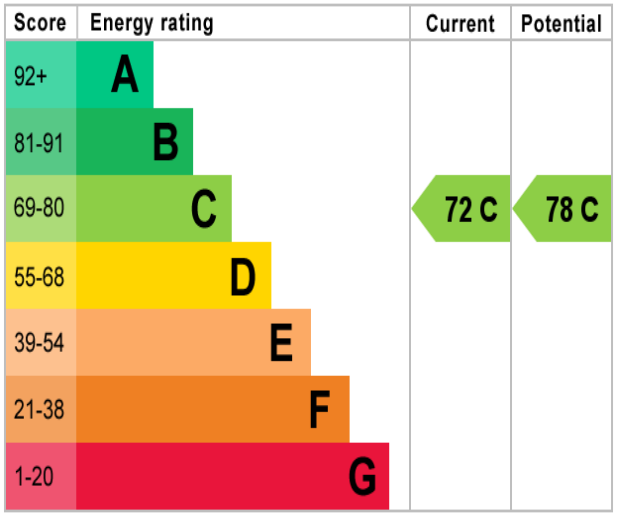

TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

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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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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