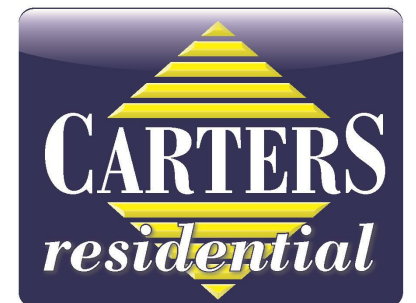




Hornbeam, Newport Pagnell, MK16 0LD



42 Hornbeam
Newport Pagnell
Buckinghamshire
MK16 0LD

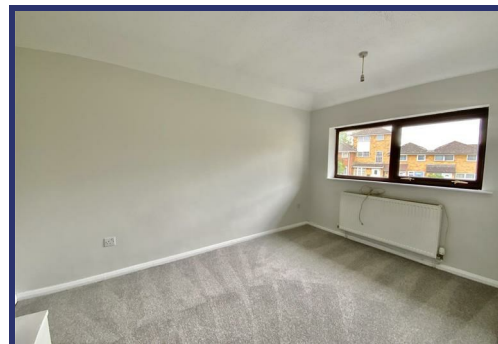
£275,000

A well presented and extended 3 bedroom end of terrace property with parking to the front and a rear garden.

The house has accommodation set on two floors comprising an entrance hall, living room, kitchen/dining room and an extended sitting room. On the first floor there are 3 bedrooms and a bathroom. The property is well presented throughout, recently decorated with new carpets fitted.

There is a driveway providing off-road parking to the front and an enclosed rear garden. It's just a short walking distance from the popular local schools, a grocery store and comfortable walking distance of the High Street with an array of independent shops, cafés, restaurants and pubs.

- End Terrace House
- 3 Bedrooms
- 3 Reception Areas
- Kitchen with Appliances
- Driveway to Front
- Enclosed Rear Garden
- Walk to Nearby Schools & Shop
- Comfortable Walk to Town Centre
- CHAIN FREE SALE





Ground Floor

A front door open to a hall with a door to the living room.

The living room has stairs to the first floor and window to the front. Door to the kitchen/dining room.

The kitchen/dining room has a range of units to floor and wall levels with roll top works surfaces, 1 1/2 bowl sink and integrated oven and hob (brand-new) and space for other appliances. Window and patio door doors opening to the sitting room.

The sitting room is an extension to the rear with glazed French doors and windows overlooking the rear garden.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a suite comprising WC, wash basin and bath. Window to the rear.

Gardens & Parking

The front is blocked paved providing off-road parking for one car.

The rear garden has a patio, artificial lawn and enclosed by fencing with side gated access.

Heating

The property has gas to radiator central heating.

Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later when the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central

Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

Note for 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 under take 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.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

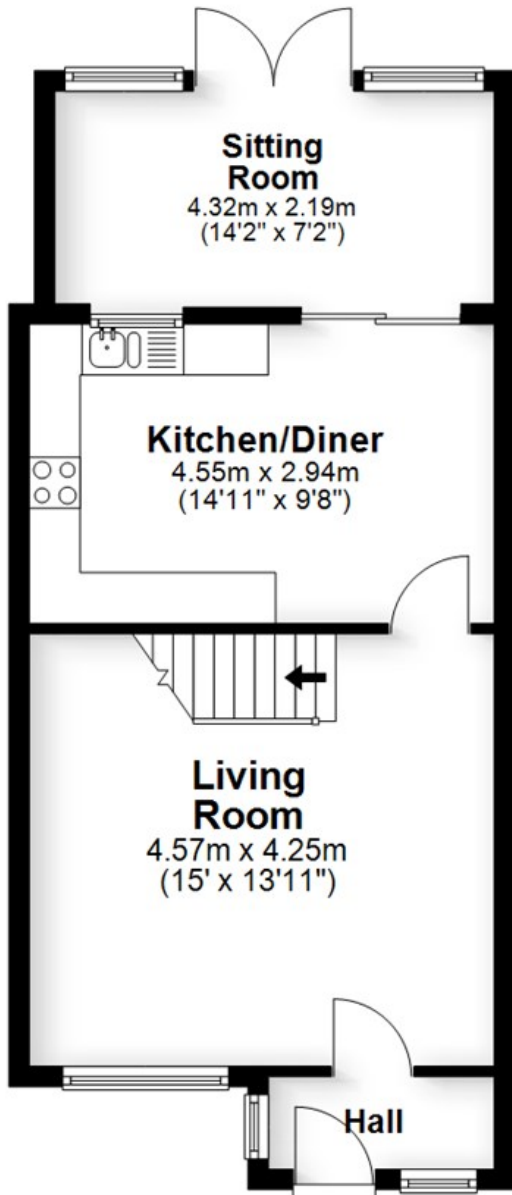
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





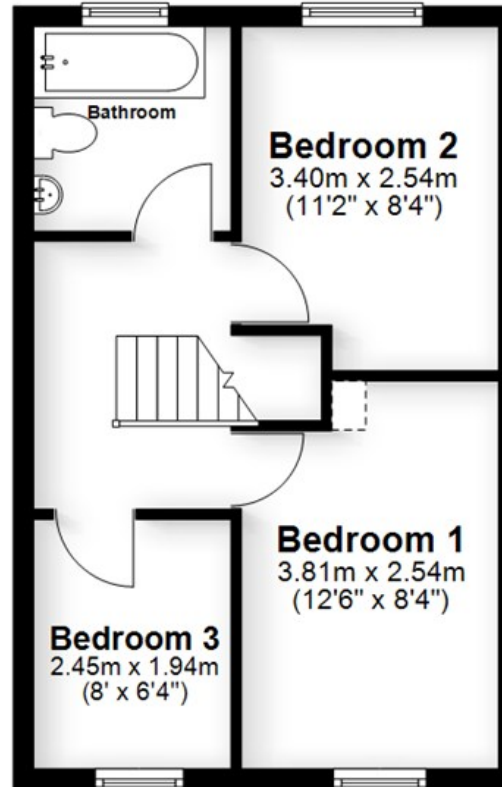
Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



First Floor

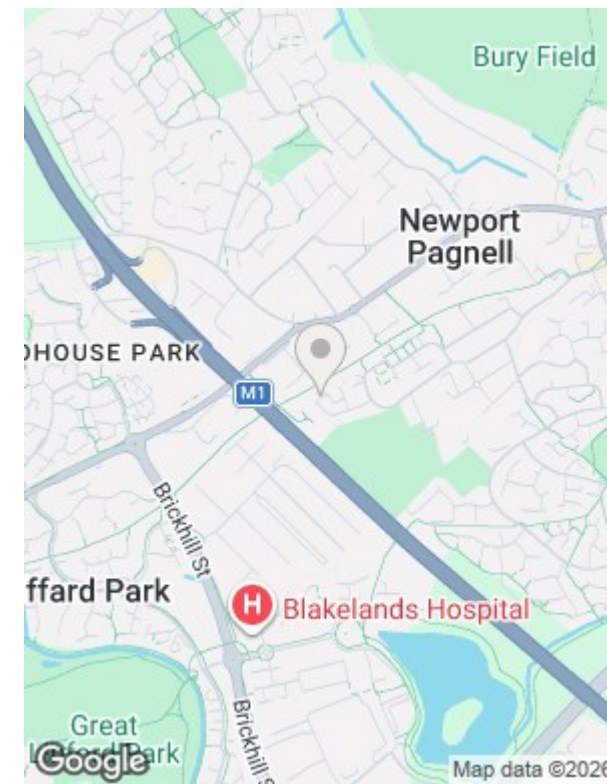
Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

