





**Offers in Excess of
£475,000**

Located in the sought after area of Furzton with lakeside views is this impressive three-bedroom detached family home. The ground floor comprises a spacious entrance hall leading to the main reception rooms including a lounge and dining area, double doors onto the rear garden which is a generous size. You also have a kitchen with ample storage, a separate utility area and a downstairs cloakroom. The first floor provides three bedrooms, a family bathroom with en-suites, Further benefits include a garage and off road parking for multiple vehicles.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Frosted double glazed window to front aspect. Stairs to first floor, radiator, opens to kitchen/lounge/dining room.

LOUNGE AREA

Double glazed box bay window to front aspect. Radiator, open to dining area.

DINING AREA

Double glazed sliding patio doors to garden. Radiator, open to kitchen area.

KITCHEN AREA

Double glazed window to rear aspect, double glazed door to garden. Range of wall mounted and floor standing units with wooden work surface over, stainless steel sink with mixer tap, tiled splash back, integrated oven and electric hob with extractor fan over, integrated dishwasher and two fridge/freezers, wall mounted boiler, space for washing machine. Door to garage, door to downstairs cloakroom.

CLOAKROOM

Double glazed window to rear aspect. Low level w.c., vanity wash hand basin unit, tiled splash back, tiled floor, radiator.

LANDING

Storage cupboard, access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator, built in wardrobe, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Radiator, low level wc., vanity wash hand basin, shower cubicle, part tiled walls.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to front aspect. Radiator, hidden storage cupboard behind book shelf.

BATHROOM

Frosted double glazed window to rear aspect. Radiator, vanity wash hand basin, low level w.c, bath with shower attachment, part tiled walls.

OUTSIDE

GARAGE

Two metal opening doors, loft storage with drop down ladder, door to kitchen.

FRONT GARDEN

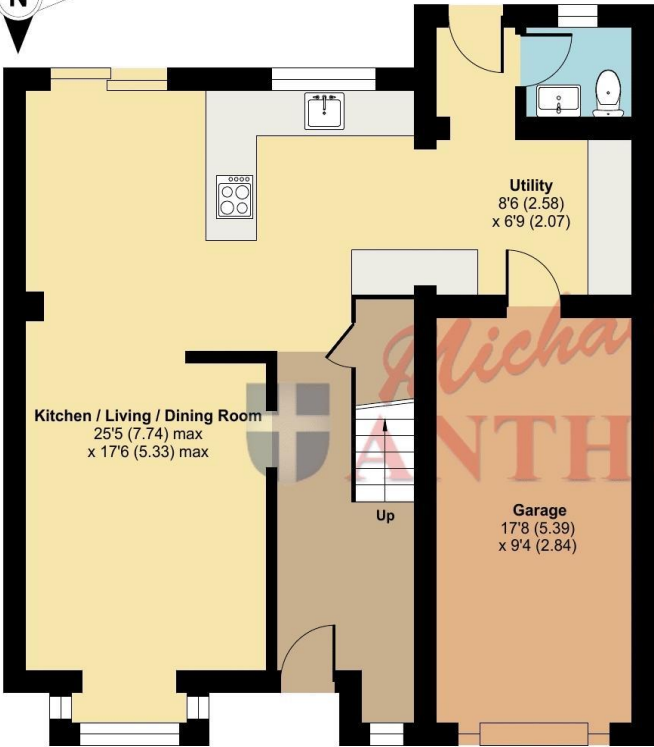
Mainly laid to lawn with block paved parking area, side gated access.

REAR GARDEN

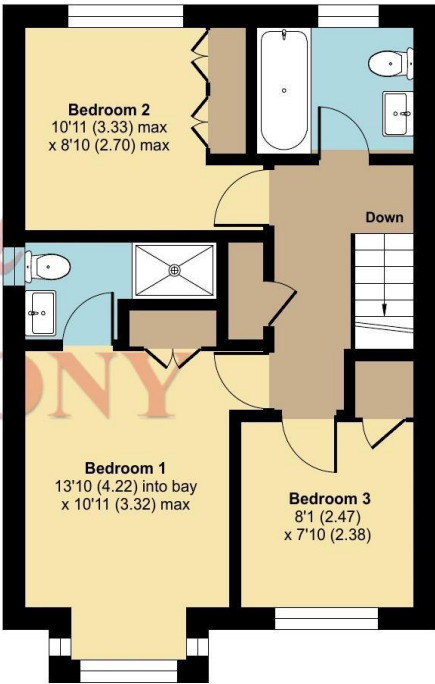
Mainly laid to lawn with patio and decking areas, enclosed by wooden fencing panels, electric awning to remain, outside tap and power, side gated access.

Lynmouth Crescent, Furzton, Milton Keynes, MK4

Approximate Area = 1029 sq ft / 95.5 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1185 sq ft / 110 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Michael Anthony Estate Agents. REF: 1486032

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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