

**£575,000**

Situated in Far Bletchley on Shenley Road is this extended four-bedroom detached family home. The property comprises an extensive hallway giving access to the kitchen, lounge with seated bay fronted window which opens into the dining room boasting a vaulted ceiling and access to the rear garden, family bathroom, three doubles including an en-suite to the main bedroom, and stairs leading to the first floor which provides the fourth double bedroom. Further benefits include ample off road parking.

# Property Description

## ENTRANCE

UPVC double glazed door to entrance hall.

## ENTRANCE HALL

Two radiators, understairs storage, stairs to bedroom four, doors to kitchen, lounge, bathroom and bedrooms one to three.

## CLOAKROOM

Low level w.c., wash hand basin, wall mounted boiler, tiled walls and floor.

## LOUNGE

Double glazed bay seated window to front aspect. Two radiators, electric fireplace, open to dining room via two steps.

## DINING ROOM

Double glazed window to front aspect, sliding patio door to garden. Radiator, vaulted ceiling, open to lounge.

## KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with square edge work surface, integrated five ring gas hob and oven, integrated microwave, fridge & freezer and washing machine,space for dishwasher, one and a half sink with mixer tap, radiator, tiled splash back, tiled floor, open to side passage.

## PASSAGEWAY

Double glazed doors to front and rear aspects. Door to downstairs cloakroom, open to kitchen, tiled floor.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to en-suite.

## EN-SUITE

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

## BEDROOM TWO

Double glazed window to side aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator, fitted wardrobe,spiral stairs to Mezzanine, double glazed velux window.

## BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath with shower attachment, heated towel rail, tiled walls, underfloor heating.

## UPSTAIRS BEDROOM FOUR

Double glazed window to side aspect. Two storage cupboards, access to loft space, boiler, radiator.

## OUTSIDE

## FRONT GARDEN

Brick wall, in and out gravelled driveway.

## REAR GARDEN

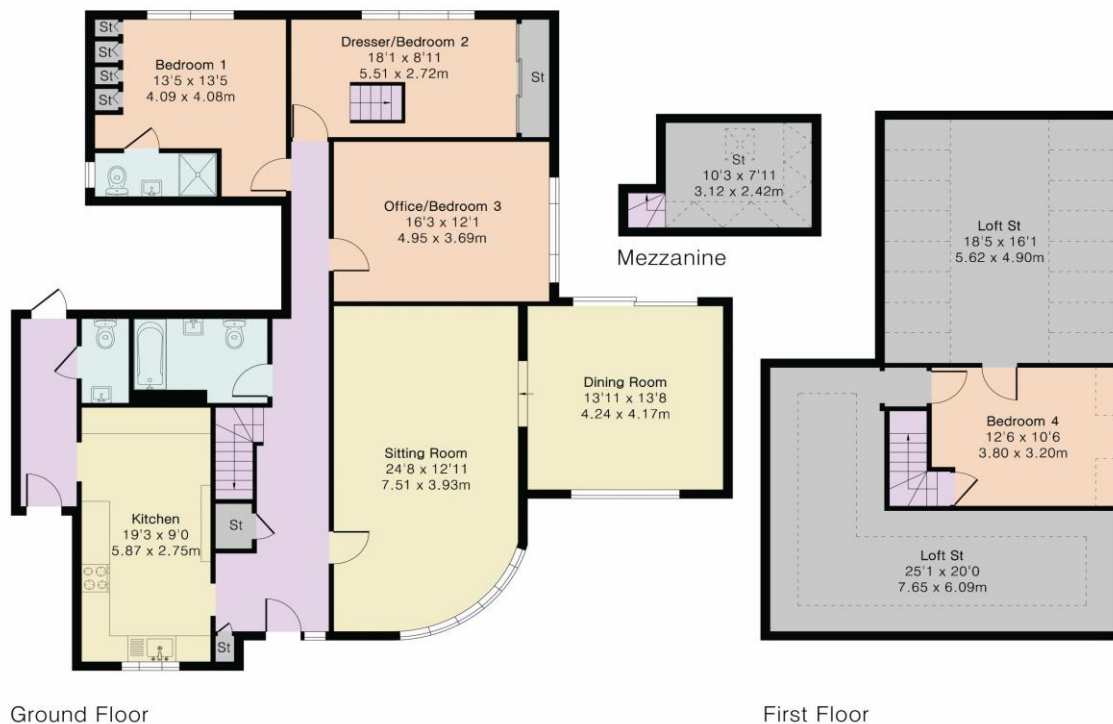
Mainly laid to lawn with deck area, flower and shrub borders, patio area, shed awning, side gated access, enclosed by fencing panels.

**Approximate Gross Internal Area 2454 sq ft - 228 sq m  
(Including Loft St)**

Ground Floor Area 1583 sq ft – 147 sq m

Mezzanine Area 88 sq ft – 8 sq m

First Floor Area 783 sq ft – 73 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.



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