







**£700,000**

Located within the ever sought after location of Old Farm Park ideally positioned within walking distance to the countryside as well as providing easy access to central Milton Keynes, this impressive four double bedroom detached family home is offered to the market with many benefits including open plan kitchen/sitting/dining room, two reception rooms, en-suite to main and second bedroom, family bathroom and additional downstairs cloakroom, gardens, double garage and driveway parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs rising to first floor.

## CLOAKROOM

Low level WC, wall-mounted wash hand basin, radiator, extractor fan.

## LOUNGE

Two double glazed windows to front aspect. Radiator.

## STUDY

Two double glazed windows to front aspect. Radiator.

## KITCHEN/DINING ROOM

Two double glazed windows to rear aspect, double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated: dishwasher, fridge freezer, built in oven, hob with extractor fan over, sink unit with mixer tap and drainer, two radiators.

## UTILITY

Door to side. A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, wall-mounted gas fired boiler, stainless steel sink unit with mixer tap and drainer.

**LANDING** Double glazed window to front aspect. Doors to bedrooms and bathroom, radiator, access to boarded loft space with power and light via extending ladder, airing cupboard housing water heating system.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

## DRESSING AREA

Four built-in wardrobes.

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, shower unit, extractor fan, pedestal wash hand basin, heated towel rail.

## BEDROOM TWO

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

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, shower unit, heated towel rail, extractor fan.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Two double glazed windows to font aspect. Radiator.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, panelled bath, shower unit, tiled walls, extractor fan, heated towel rail.

## OUTSIDE

## GARAGE/PARKING

Double garage with metal up and over door, power and lighting. Driveway parking for several vehicles.

**Approximate Gross Internal Area 1589 sq ft - 148 sq m  
(Excluding Garage)**

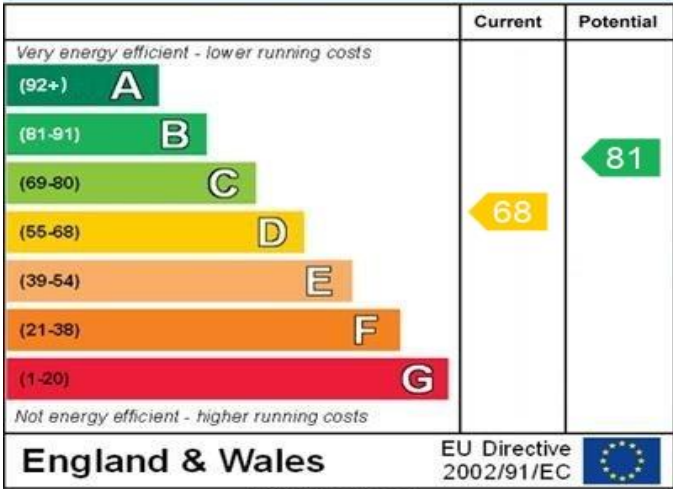
Ground Floor Area 783 sq ft – 73 sq m

First Floor Area 806 sq ft – 75 sq m

Garage Area 313 sq ft – 29 sq m



**Energy Efficiency Rating**



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PINK PLAN

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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