





£550,000

Nestled within a quiet cul-de-sac in the highly desirable location of Crownhill this four bedroom detached family has many benefits including four reception rooms, utility room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, double garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, radiator, doors to dining room, kitchen, cloakroom, lounge and study.

CLOAKROOM

Frosted double glazed window to rear aspect. Low level w.c. with push button flush, pedestal wash hand basin, radiator.

LOUNGE

Sliding double glazed door to conservatory. Feature fireplace, radiator.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to rear.

DINING ROOM

Double glazed window to rear aspect. Radiator.

KITCHEN

Double glazed windows to side and rear aspects. Range of wall mounted and floor standing units with work surface over, built in oven and hob with extractor hood over, one and a half single drainer sink with mixer tap, built in fridge/freezer, plumbing for dishwasher, radiator, door to rear aspect.

UTILITY ROOM

Double glazed door to side aspect. Wall mounted boiler, work surface, splash back tiling, radiator.

STUDY

Double glazed window to front aspect. Radiator.

LANDING

Access to loft space, storage cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobe, radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to front aspect. Vanity wash hand basin, low level w.c. with push button flush, fully tiled shower cubicle, tiled walls, heated towel rail, extractor fan.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with mixer tap shower attachment, low level w.c. with push button flush, pedestal wash hand basin, part tiled walls, radiator.

OUTSIDE

DOUBLE GARAGE & PARKING

Double garage, driveway providing off road parking for multiple cars.

REAR GARDEN

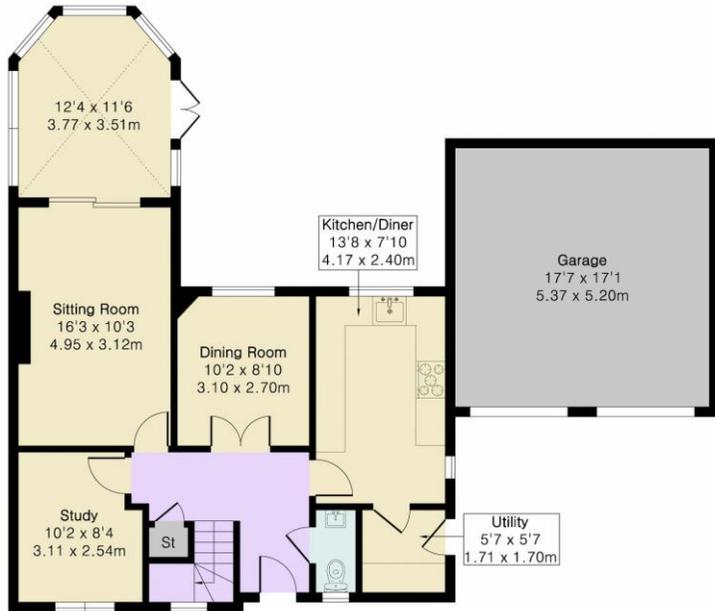
Laid to lawn with flower and shrub beds, door to garage, enclosed by timber fencing panels.

**Approximate Gross Internal Area 1367 sq ft - 127 sq m
(Excluding Garage)**

Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 594 sq ft – 55 sq m

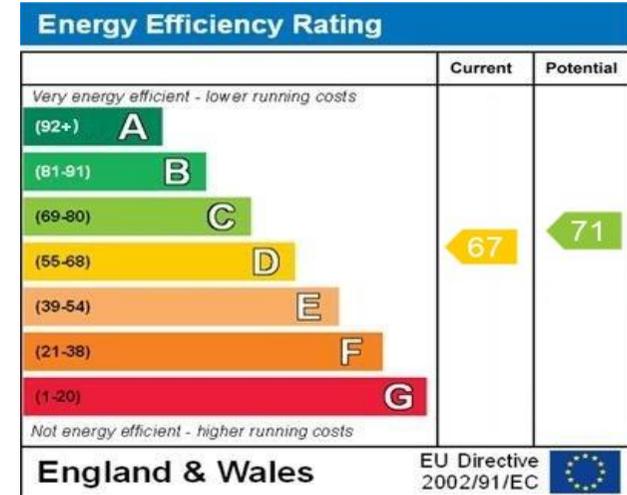
Garage Area 301 sq ft – 28 sq m



Ground Floor



First Floor



WWW.EPC4U.COM



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.



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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk