





£375,000

Positioned within the popular village of Deanshanger, this three/four bedroom semi detached family home is offered to the market with many benefits including, kitchen/diner, lounge, family bathroom and additional downstairs shower room, outbuilding/office, rear garden, and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge and study.

SHOWER ROOM

Shower unit, wash hand basin in vanity unit, low level WC, heated towel rail, tiled walls, extractor fan.

LOUNGE

Double glazed window to front aspect. Radiator, open to kitchen/dining room.

STUDY

Double glazed window to rear aspect, double glazed door to rear. Radiator.

KITCHEN/DINER

Double glazed sliding door to rear, double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, plumbing for washing machine, space for fridge freezer, storage cupboard housing wall-mounted combi boiler, built-in oven with gas hob and extractor over, stainless steel sink unit with mixer tap and drainer.

LANDING

Doors to bedrooms and bathroom, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, tiled walls, wash hand basin in vanity unit, panelled bath with shower attachment over, heated towel rail.

OUTSIDE

PARKING

Driveway parking for four cars.

FRONT GARDEN

Outside light, flower and shrub beds.

REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, studio with power and light, patio area, cold water tap, outside light.

**Approximate Gross Internal Area 918 sq ft - 85 sq m
(Excluding Outbuilding)**

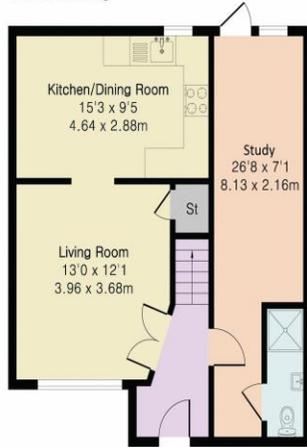
Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 348 sq ft – 32 sq m

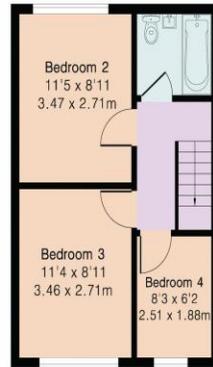
Outbuilding Area 97 sq ft – 9 sq m



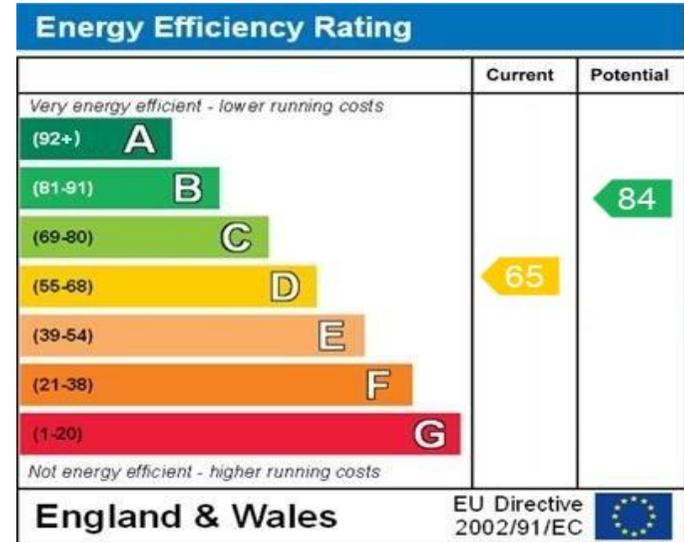
Outbuilding



Ground Floor



First Floor



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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.



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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