





£325,000

Offered to the market with no upper chain this two bedroom link-detached family home is ideally located within walking distance to Milton Keynes Central with further benefits including lounge/diner, kitchen, family bathroom, conservatory, front & rear garden, garage and driveway parking.

Property Description

ENTRANCE PORCH

Frosted double glazed window and door to front aspect. Door to entrance hall.

ENTRANCE HALL

Radiator, doors to kitchen, lounge/diner and understairs cupboard.

LOUNGE/DINER

Double glazed window to rear aspect. Television point, radiator door to conservatory.

CONSERVATORY

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

KITCHEN

Double glazed window to front aspect, frosted double glazed door to side. Range of base and eye level units with work surface over, wall mounted boiler, oven and hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, splash back tiling, single drainer sink with mixer tap.

LANDING

Airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to front aspect. Radiator, access to loft space.

BATHROOM

Frosted double glazed window to side aspect. Low level w.c. with push button flush, pedestal wash hand basin, panelled bath with mixer tap, part tiled walls, heated towel rail, extractor fan.

GARAGE & PARKING

Metal up and over door, power and light, driveway providing off road parking.

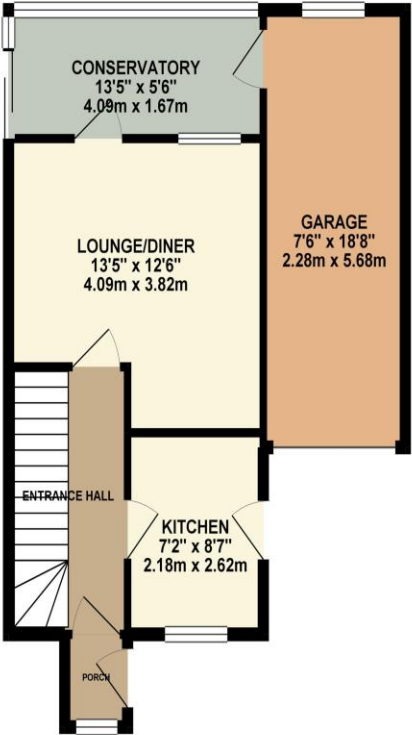
REAR GARDEN

Laid to lawn, enclosed by fencing panels, shed to remain.

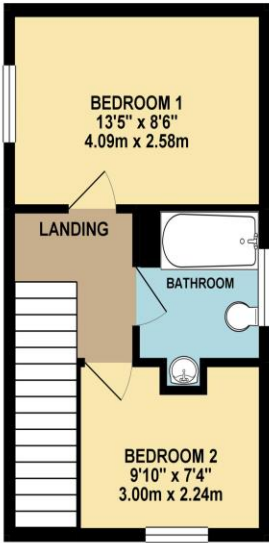
FRONT GARDEN

Laid to lawn with pathway to front door, side gated access, outside tap.

GROUND FLOOR 508.98 sq. ft.
(47.29 sq. m.)



1ST FLOOR 300.10 sq. ft.
(27.88 sq. m.)



TOTAL FLOOR AREA : 809.07 sq. ft. (75.17 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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