





**Guide Price
£550,000**

Situated in the sought-after area of Monkston in east Milton Keynes, is this four-bedroom, detached family home. Offering three reception rooms, a downstairs cloakroom, family bathroom and an en-suite to the main bedroom. The property also boasts a garage converted to an office space, newly installed solar panels, a low maintenance south-facing rear garden, front garden and driveway parking for two vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Wood effect laminate flooring, stairs rising to first floor, doors to lounge, study and WC.

CLOAKROOM

UPVC double glazed frosted window to side aspect. Pedestal wash hand basin, low level WC, extractor fan, wood effect laminate flooring, radiator.

LOUNGE

UPVC double glazed bay window to front aspect, two UPVC double glazed doors to rear aspect. Two radiators, television point, wood effect laminate flooring, gas fireplace.

STUDY

UPVC double glazed window to front aspect. Wood effect laminate flooring, radiator.

KITCHEN

UPVC double glazed window and door to rear aspect, door to lounge, Fitted with a range of base and eye level units with rolled edge work surface over, built-in oven and gas hob with extractor hood over, space for washing machine, space for dishwasher, space for fridge freezer, storage cupboard, radiator, wood effect laminate flooring.

LANDING

Doors to bedrooms and bathroom, airing cupboard, access to loft void.

BEDROOM ONE

UPVC double glazed window to front aspect. Built-in wardrobe, wood effect laminate flooring, door to en-suite.

EN-SUITE

UPVC double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, fully tiled shower cubicle, splash back tiling, radiator, extractor fan.

BEDROOM TWO

UPVC double glazed window to front aspect. Radiator, wood effect laminate flooring, built-in wardrobe.

BEDROOM THREE

UPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

UPVC double glazed frosted window to rear aspect. Pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment, splash back tiling, radiator, extractor fan.

OUTSIDE

GARAGE/PARKING

Converted garage with power and lighting, UPVC double glazed window to side aspect, two UPVC double glazed doors to side aspect. Driveway parking for multiple vehicles.

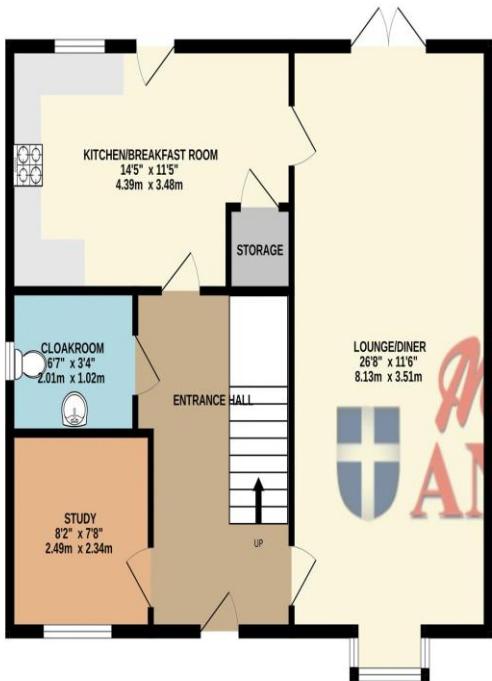
FRONT GARDEN

Shrub border, path to front door.

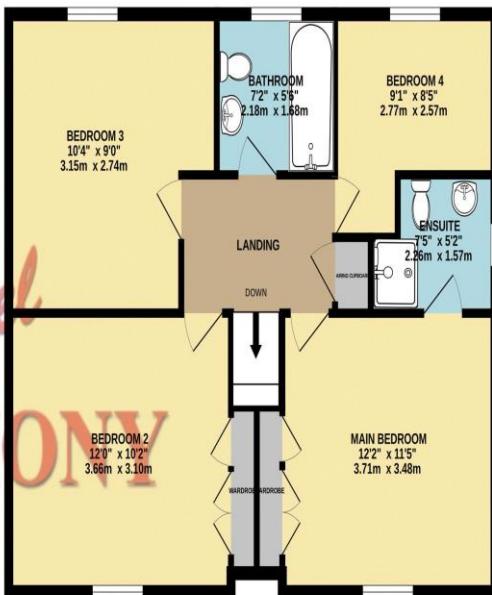
REAR GARDEN

Enclosed by timber fence panelling, laid to lawn area, shrub borders, shed to remain, paved patio area, outside tap, outside light.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

TOTAL FLOOR AREA: 1130sq.ft. (105.0 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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