



St. Helena Avenue  
Milton Keynes, MK3 5FJ

Price £365,000



QUARTERS  
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# St. Helena Avenue

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Presented to the market with no upper chain is this bright and airy three double bedroom end of terrace townhouse built in 2014. Popular Newton Leys is well situated for access to Bletchley mainline station with routes to London Euston in just 37 minutes, and there are a wealth of local amenities and scenic walks nearby. The property is presented to the market in excellent order with approximately 1150 ft sq of accommodation comprising: Entrance hallway, study, open plan kitchen/dining room, cloakroom/WC, lounge, three generous double bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating and allocated parking for three cars. Viewing is highly recommended.

\* Some images contain virtual staging for marketing purposes. These are not scale furnishings and for representation only.

## Location:

St Helena Avenue is situated on the outskirts of the popular Newton Leys development, and located close to the scenic Willow Lake. The property is ideally placed within walking distance of the local convenience stores and rural walking routes including the nearby Grand Union Canal. There is excellent transport links, Leighton Buzzard and Bletchley train station is approximately 10 minutes drive away, with trains connecting to London Euston in as little at 30 minutes. By road, the nearby A5, A4146 and M1 junctions 11a provide multiple connections.

## Ground Floor:

Enter into the welcoming hallway which provides access to the study, cloakroom/WC and kitchen/dining room. There are also stairs leading to the first floor and a convenient built-in storage cupboard suitable for coat and shoe storage. The study faces the front aspect and is an idyllic space for working from home. The bright and airy kitchen/dining room sits to the rear, and boasts a wealth of space for a variety of furniture. The kitchen has been fitted with a modern range of wall and base level units with spaces for various appliances. There is ample storage and work surface, and the room benefits greatly from pleasant views of the rear garden via double glazed French doors. Conveniently situated to the centre of the ground floor is a cloakroom/WC which is fitted with a low level WC and wash hand basin.





#### First Floor:

To the first floor, the landing sits centrally and leads to the lounge, first floor bedroom and family bathroom. The lounge is L-shaped ensuring that a variety of living room furniture can be comfortably accommodated. The first floor bedroom is a good sized double room, perfect for use as a guest bedroom, or for children of all ages. The family bathroom is fitted with a three piece white suite comprising of a low level WC, wash hand basin and panel bath with shower over.

#### Second Floor:

The second floor is home to bedroom one and two. The large master bedroom sits to the front aspect and is noticeably bright and spacious. The vendor have installed a range of high quality Sharp wardrobes to one wall, and there is room for additional furniture. The room enjoys use of an ensuite comprising of a low level WC, wash hand basin and shower cubicle. The second bedroom is similarly sized to bedroom three, and is well proportioned to suit the needs of families of all ages.

#### Outside & Parking:

To the front of the property is a path extending to the front door which is bordered by a neat shingled garden area and a the benefit of a double length private parking bay. The rear garden features a paved patio area to the rear of the property with the remainder laid mainly to lawn. A timber shed sits to one corner, and tucked to the side is a further secluded space which could be used for a variety of purposes. A gate at the rear leads to the third allocated parking space.

#### Agents Note:

This is a freehold property. There is a maintenance charge for regular upkeep of the car parking area to the rear. Over the past two years the charge has been approximately £113.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1149 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.