



To arrange a viewing  
please call 01908 675747



\*\*\* OFFERED CHAIN FREE \*\*\* This IDEAL FAMILY HOME has been HEAVILY EXTENDED to the REAR, benefiting from a SEPARATE ANNEXE with EN SUITE and OWN ACCESS, TWO FURTHER DOUBLE BEDROOMS and TWO SINGLES, a LARGE OPEN PLAN LOUNGE/DINER with FRENCH DOORS leading to a PRIVATE REAR GARDEN, DOWNSTAIRS CLOAKROOM, plus this property is within CLOSE PROXIMITY of CMK RAIL STATION and SHOPPING CENTRE.

- Offered Chain Free
- Extended Annexe with En Suite
- Downstairs Cloakroom
- Private Rear Garden
- Large Lounge
- Close Proximity to CMK

#### LOCATION: EAGLESTONE

Eaglestone is situated to the South of Milton Keynes. The facilities in the area include a local centre, general store, pub, sports area, meeting place and playing parks. Schools within/close to the area include Falconhurst County Combined School and Milton Keynes Academy. Moorlands Nursery School is also nearby, with Central Milton Keynes being just a couple of miles away.

#### PORCH

#### ENTRANCE HALL

#### DOWNSTAIRS CLOAKROOM

#### KITCHEN/DINER

12'11" x 10'4"

#### LOUNGE

21'7" x 10'3"

#### ANNEXE

#### EN SUITE

#### LANDING

#### MASTER BEDROOM

10'10" x 10'4"

#### BEDROOM TWO

10'6" x 9'3"

#### BEDROOM THREE

10'11" x 6'9"

#### FAMILY BATHROOM

#### BEDROOM FOUR

10'5" x 6'9"

#### PRIVATE REAR GARDEN

#### TENURE

Freehold

#### Notice

Please note that we have not tested any



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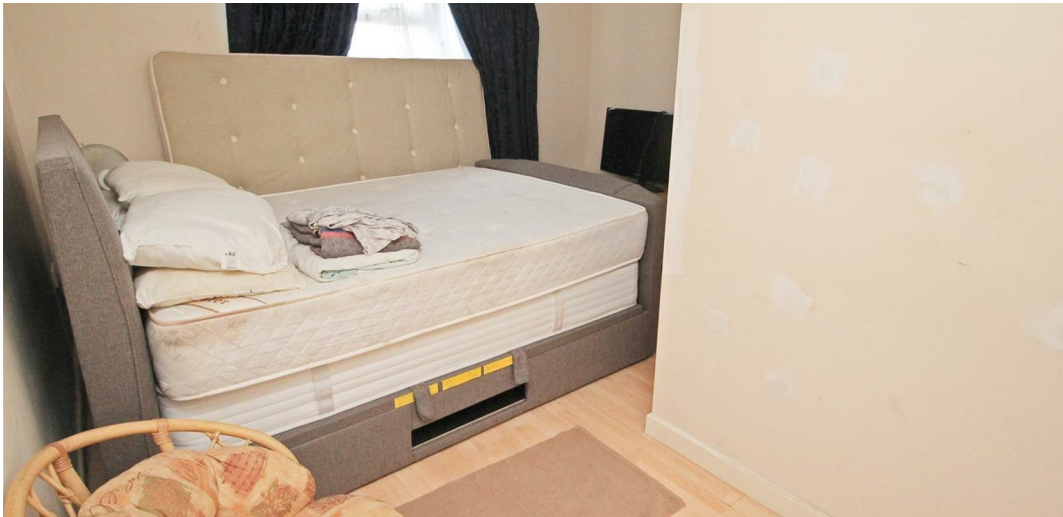


internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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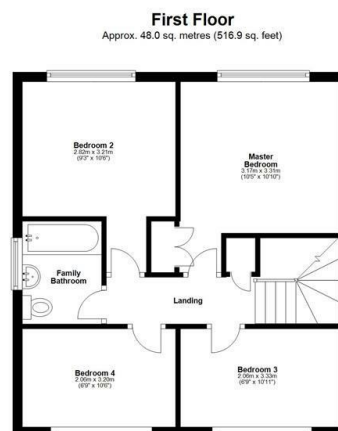
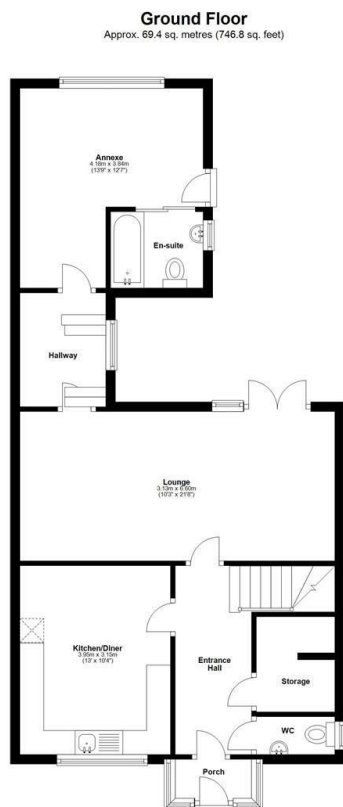




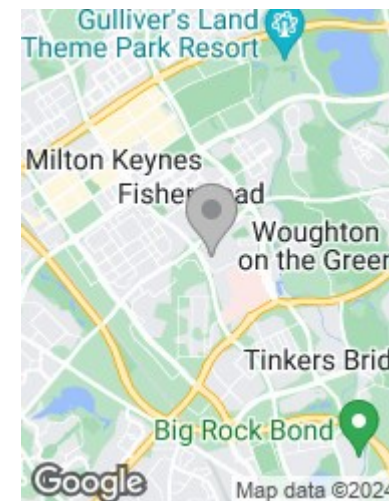



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Total area: approx. 117.4 sq. metres (1263.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	71	84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	71	84
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

## Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

## Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

## Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

