



To arrange a viewing  
please call 01908 675747

This well presented property is within walking distance of Ouzel Valley Park, and boasts an impressive Lounge/Diner which is great for hosting family events. Upstairs there are two large double bedrooms and a further single bedroom. Other benefits include a private rear garden and two driveway parking spaces.

\*\*\* Enquire Now So Not To Miss Out\*\*\*

- Three Bedrooms
- Lounge/Diner
- Two Off Road Parking Spaces
- Large Private Rear Garden
- Cul De Sac Location
- Ideal First Time Buy

#### LOCATION: MONKSTON

Monkston is a residential area situated to the east of Milton Keynes. The area of Monkston is named after Monxton's Bridge - an ancient bridge across the River Ouzel within this area. In the centre lies a large playing field with football pitches, a community centre and sports pavilion. Within close proximity is Kingston District Centre which has a Tesco Extra Superstore and many other national retailers. Monkston has its own combined school. Secondary education close to the area includes Walton High and Oakgrove Secondary School. Monkston is close to access points of the M1 at junctions 13 and 14. The internationally known educational centre of the Open University is close by and accessible by road or footpath.

#### Entrance Hall

Kitchen  
8'9" x 8'2"

Lounge/Diner  
15'11" x 15'3"

Landing

Bedroom 1  
12'4" x 8'9"

Bedroom 2  
11'8" x 7'9"

Bathroom  
8'5" x 6'1"

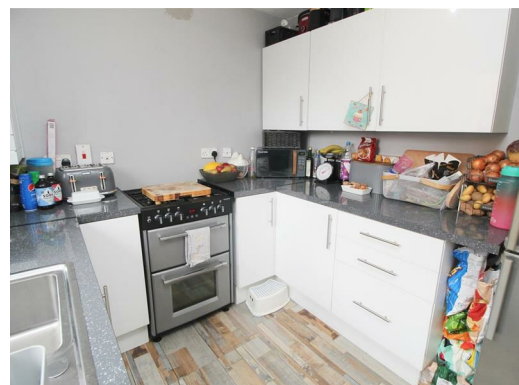
Bedroom 3  
7'8" x 7'3"

Private Rear Garden

Driveway Parking

Tenure  
Freehold  
Council tax band - C (£1,727 p/yr)

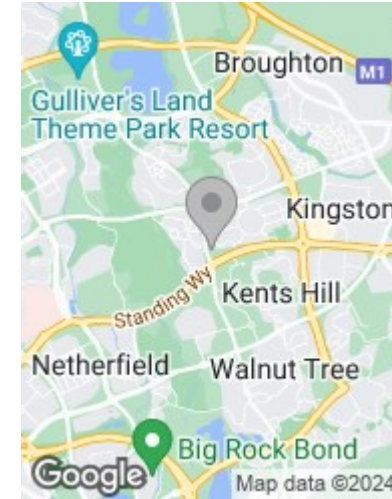
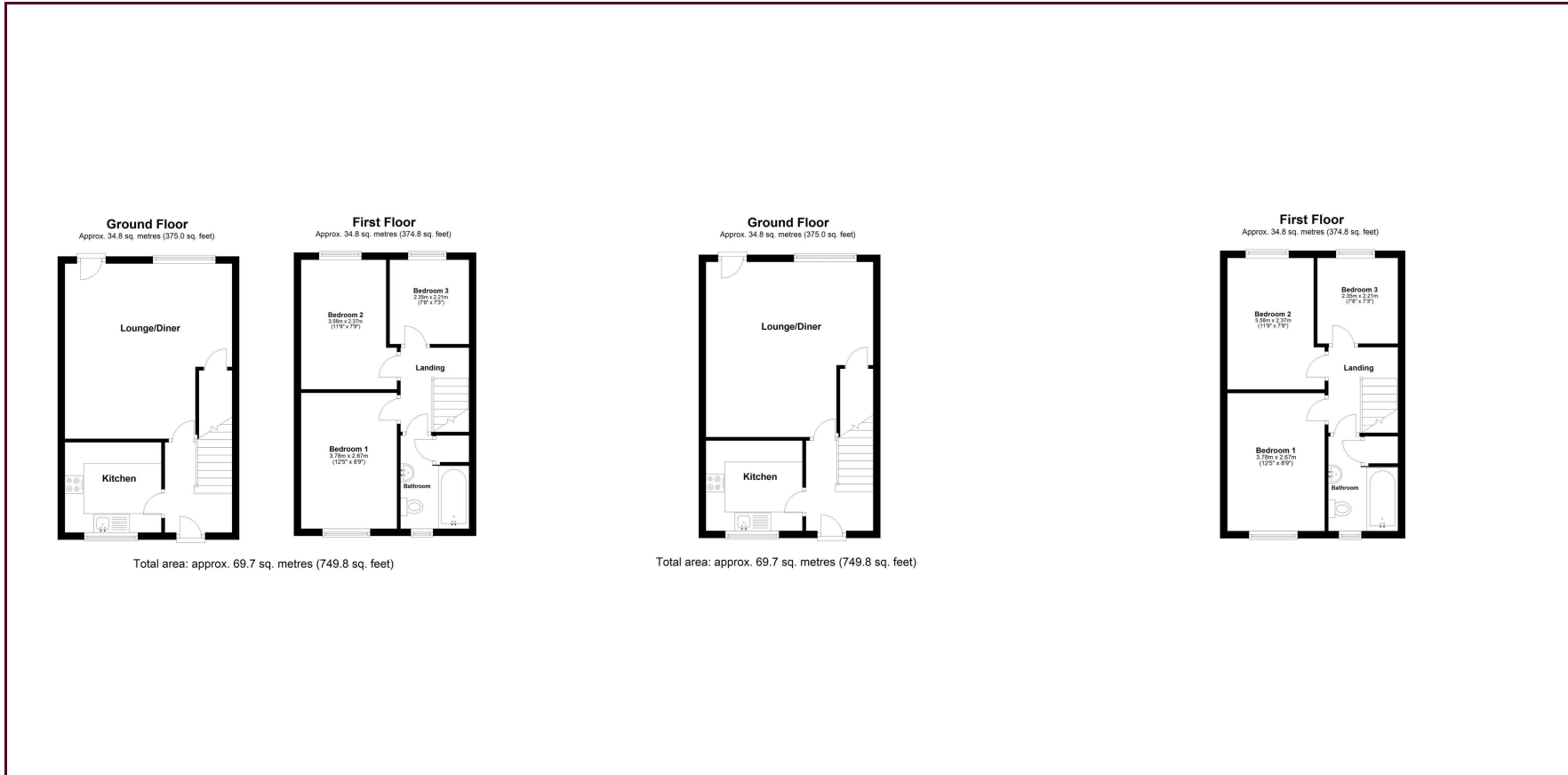
**Notice:**  
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

