



To arrange a viewing  
please call 01908 675747



Welcome to this spacious and inviting detached house in the desirable Shenley Brook End neighbourhood. With a generous 1,655 square feet of living Accommodation, this home is ideal for families seeking both comfort and convenience.

The property features four well-appointed double bedrooms, ensuring everyone has their own space. The master bedroom boasts a private en-suite bathroom, whilst the family bathroom serves the remaining bedrooms.

Situated in close proximity to Shenley Brook End Park, this home offers easy access to green spaces for relaxation and outdoor activities. Families will also appreciate the outstanding ofsted rated Shenley Brook End Secondary School nearby.

- PRIVATE REAR GARDEN
- EN-SUITE TO MASTER BEDROOM
- SPACIOUS LOUNGE
- FOUR DOUBLE BEDROOMS
- SEPARATE DINING ROOM
- SEPARATE UTILITY ROOM

Entrance Hall  
15'7" x 6'3"

Lounge  
16'10" x 10'11"

Sitting room  
11'0" x 10'0"

Conservatory  
12'11" x 10'3"

Kitchen  
14'3" x 10'0"

Dinning Room  
15'7" x 7'7"

Utility Room  
7'5" x 6'6"

Cloak Room  
3'1" x 4'3"

Store Room  
10'11" x 9'5"

landing  
4'3" x 9'6"

Master Bedroom  
10'11" x 15'10"

En-Suite  
5'0" x 6'2'7"

Bedroom 2  
11'1" x 10'11"



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#### Family Bathroom

6'4" x 6'2"

#### Bedroom 3

11'5" x 7'9"

#### bedroom 4

11'0" x 7'8"

#### Garage

4'3" x 9'5"

#### 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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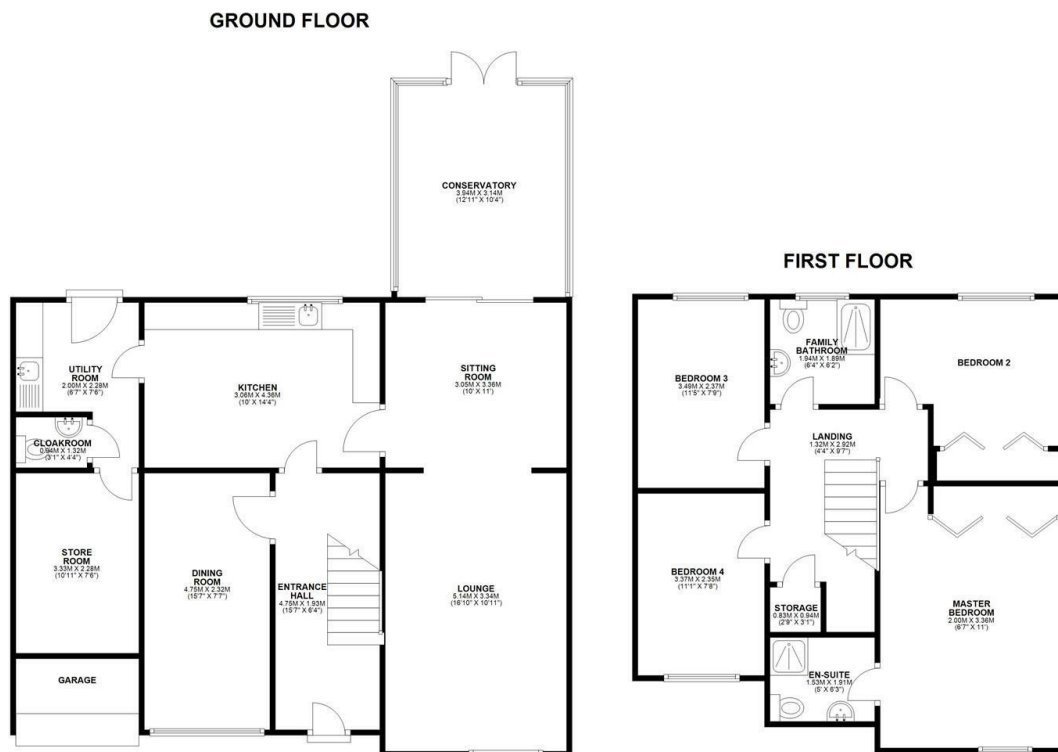








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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

