



To arrange a viewing  
please call 01908 675747



Now Available in the Highly SOUGHT AFTER POETS ESTATE this well presented FAMILY HOME offers a LARGE DOWNSTAIRS ACCOMADATION with an additional SIDE EXTENSION offering a VERSATILE range of uses, the property also is a CORNER PLOT and there is POTENTIAL TO EXTEND above the current extension STPP.

- Potential to Extend above Side Extension STPP
- Downstairs Cloakroom
- Large Conservatory
- Corner Plot
- Walking Distance to Bletchley Station
- Recently Fitted Boiler
- Redecorated Throughout
- Good School Catchment

LOCATION: BLETCHLEY

ENTRANCE HALL

LIVING ROOM  
13'6" x 11'8"

KITCHEN/DINER  
16'7" x 11'4"

CONSERVATORY

DOWNSTAIRS CLOAKROOM

BEDROOM FOUR  
14'4" x 8'2"

FIRST FLOOR LANDING

BEDROOM ONE  
12'11" x 9'11"

BEDROOM TWO  
10'7" x 9'11"

BEDROOM THREE  
9'6" x 6'7"

BATHROOM

REAR GARDEN

SINGLE GARAGE & PARKING

TENURE  
Freehold

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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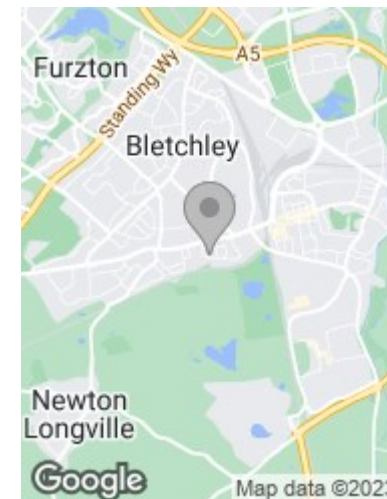
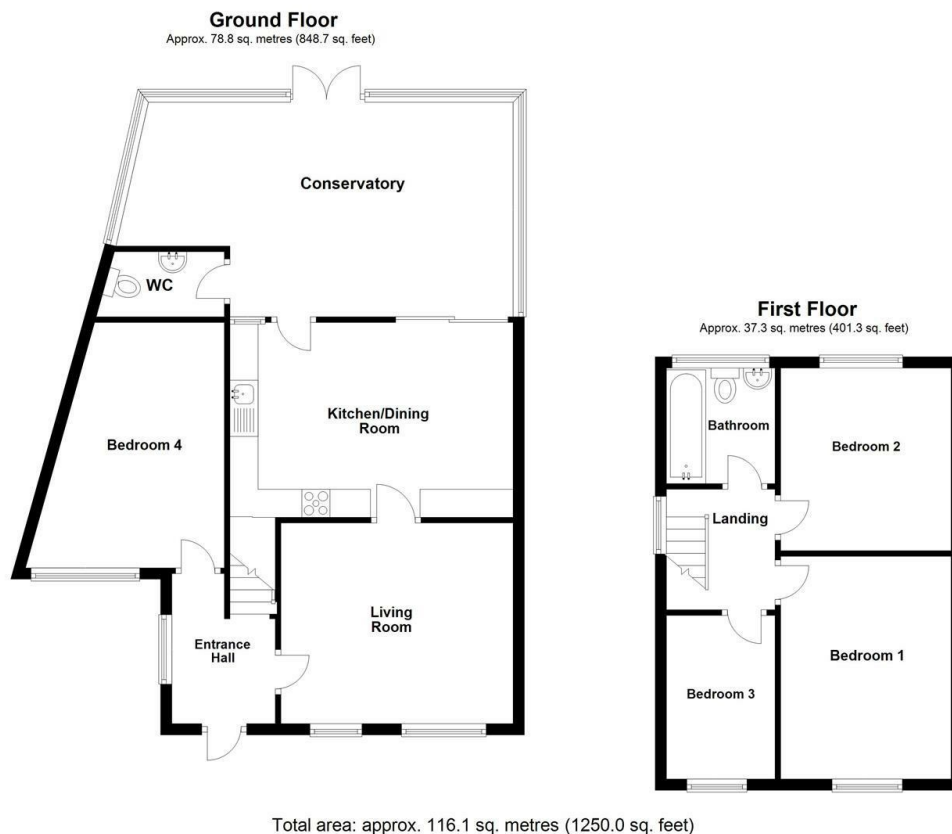








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not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

