

To arrange a viewing  
please call 01908 675747



\*\*\* OPEN DAY - SATURDAY 9TH JULY + OFFERED CHAIN FREE \*\*\* This well presented FAMILY HOME offers a LARGE CONSERVATORY, CONVERTED DOUBLE GARAGE, SEPARATE STUDY and a WELL MAINTAINED PRIVATE REAR GARDEN. Within a HIGHLY SOUGHT AFTER LOCATION with a FANTASTIC SCHOOL CATCHMENT this is one NOT TO BE MISSED.

In further detail this well presented family home consists of a study, downstairs cloakroom, kitchen, utility, dining room, living room and conservatory to the ground floor. Upstairs benefits from four bedrooms with a en suite and dressing area to the master and three piece suite family bathroom. To the rear is a private garden with side access and door to double garage. To the front is driveway parking for multiple vehicles.

- Spacious Double Garage
- En Suite and Dressing Area to Master
- Separate Utility
- Downstairs Study
- Large Conservatory
- Offered Chain Free

LOCATION: KENTS HILL

ENTRANCE HALL

STUDY  
7'1" x 5'8"

DOWNSTAIRS CLOAKROOM

UTILITY  
6'2" x 5'4"

KITCHEN/DINER  
12'0" x 9'10"

LIVING ROOM  
18'4" x 11'3"

CONSERVATORY

FIRST FLOOR LANDING

MASTER BEDROOM  
12'2" x 10'0"

DRESSING AREA  
9'1" x 5'8"

EN SUITE

BEDROOM TWO  
12'2" x 8'2"

BEDROOM THREE  
8'9" x 8'2"

BEDROOM FOUR  
11'3" x 5'10"

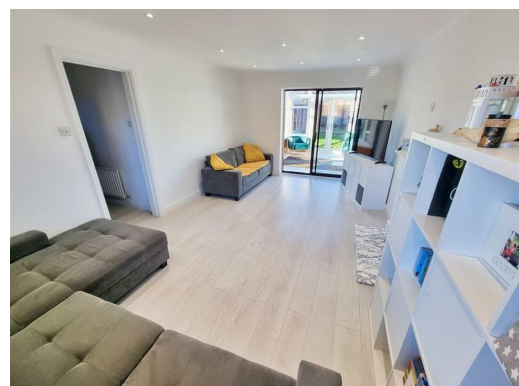
FAMILY BATHROOM

REAR GARDEN

DOUBLE GARAGE/GYM/OFFICE  
15'8" x 14'7"

DRIVEWAY PARKING

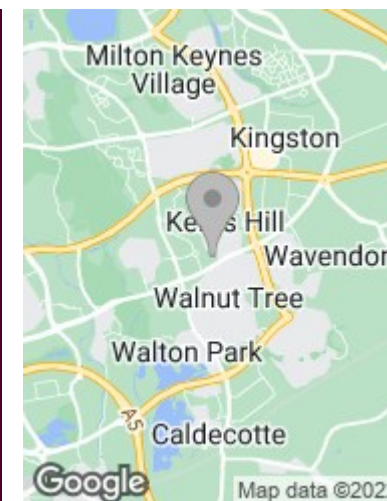
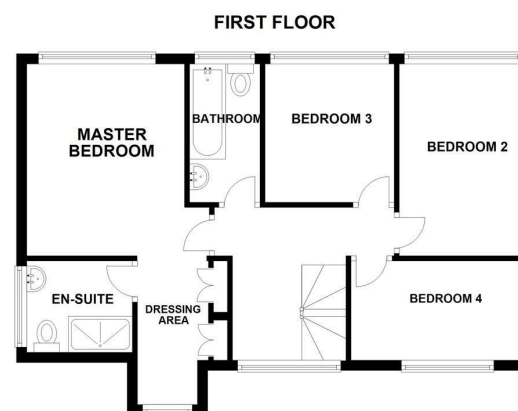
TENURE  
Freehold



To arrange a viewing  
please call 01908 675747







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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>		
(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

