



To arrange a viewing  
please call 01908 675747



\*\*\* ONE OF A KIND \*\*\* Set in the HIGHLY SOUGHT AFTER LOCATION of Browns Wood, this is the IDEAL FAMILY HOME. After being extended & converted, this property now boasts almost 1,700 Sq ft of living space, sitting on a sizeable plot. IMMACULATELY PRESENTED THROUGHOUT, with FOUR DOUBLE BEDROOMS and TWO GARDEN AREAS.

In further detail, this one of a kind property comprises of an entrance hall, kitchen/diner, utility room, lounge, living room, bedroom one & en-suite and a WC to the ground floor. To the first floor is bedroom two, three with an en-suite and four, which are all double bedrooms. This property boasts two garden areas, ample parking & is situated next to a paddock.

- The Perfect Family Home
- Four Double Bedrooms
- Two En-Suites
- Open-Plan Kitchen / Diner
- Extended To The Rear
- Two Garden Areas

LOCATION : BROWNS WOOD

THE PROPERTY :

ENTRANCE HALL

KITCHEN / DINER :

UTILITY ROOM

LOUNGE

LIVING ROOM

BEDROOM ONE :

EN-SUITE

STUDY

WC

FIRST FLOOR :

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

THE PADDOCK - AGENTS NOTE  
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There is also the possibility to lease a two horse paddock located adjacent to the front of this property. The paddock can be leased from the Parks Trust

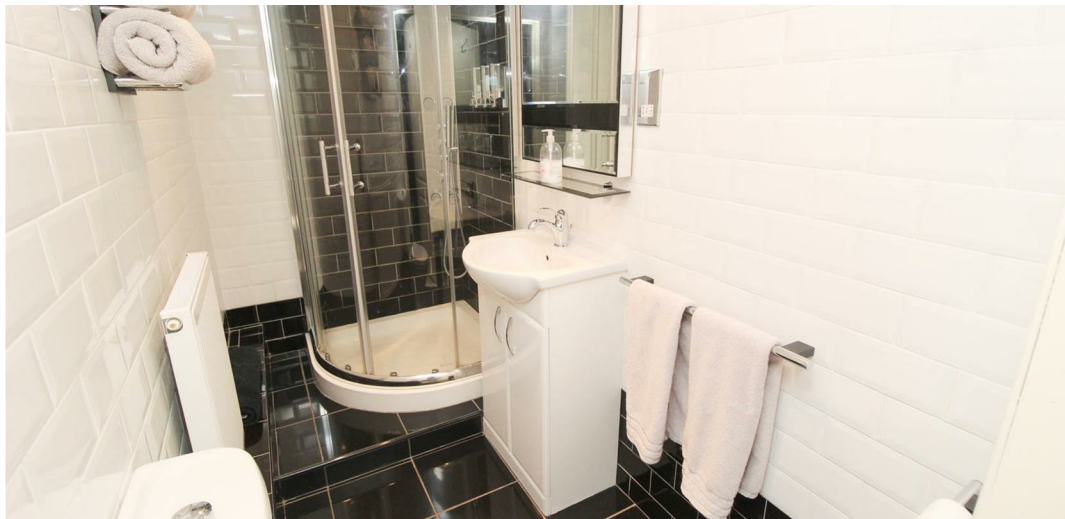


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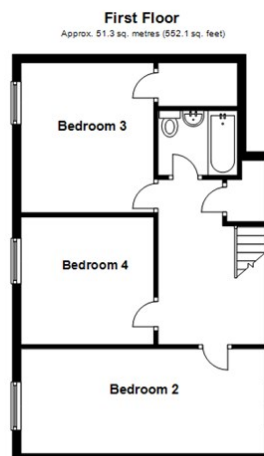
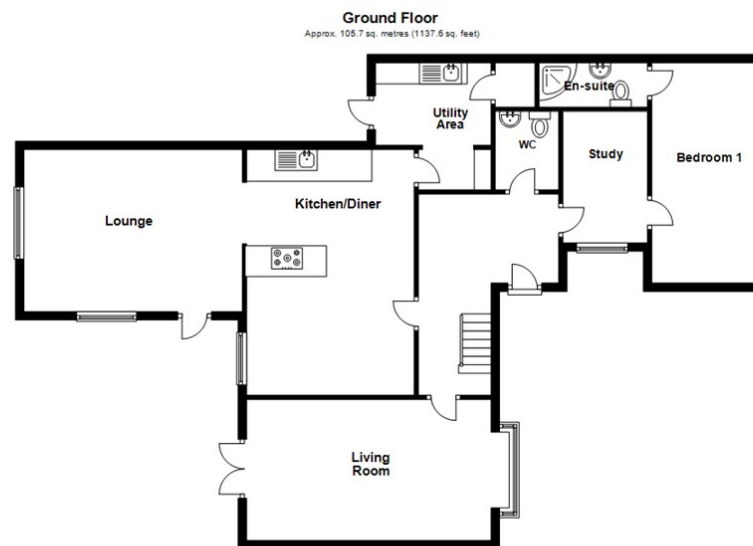
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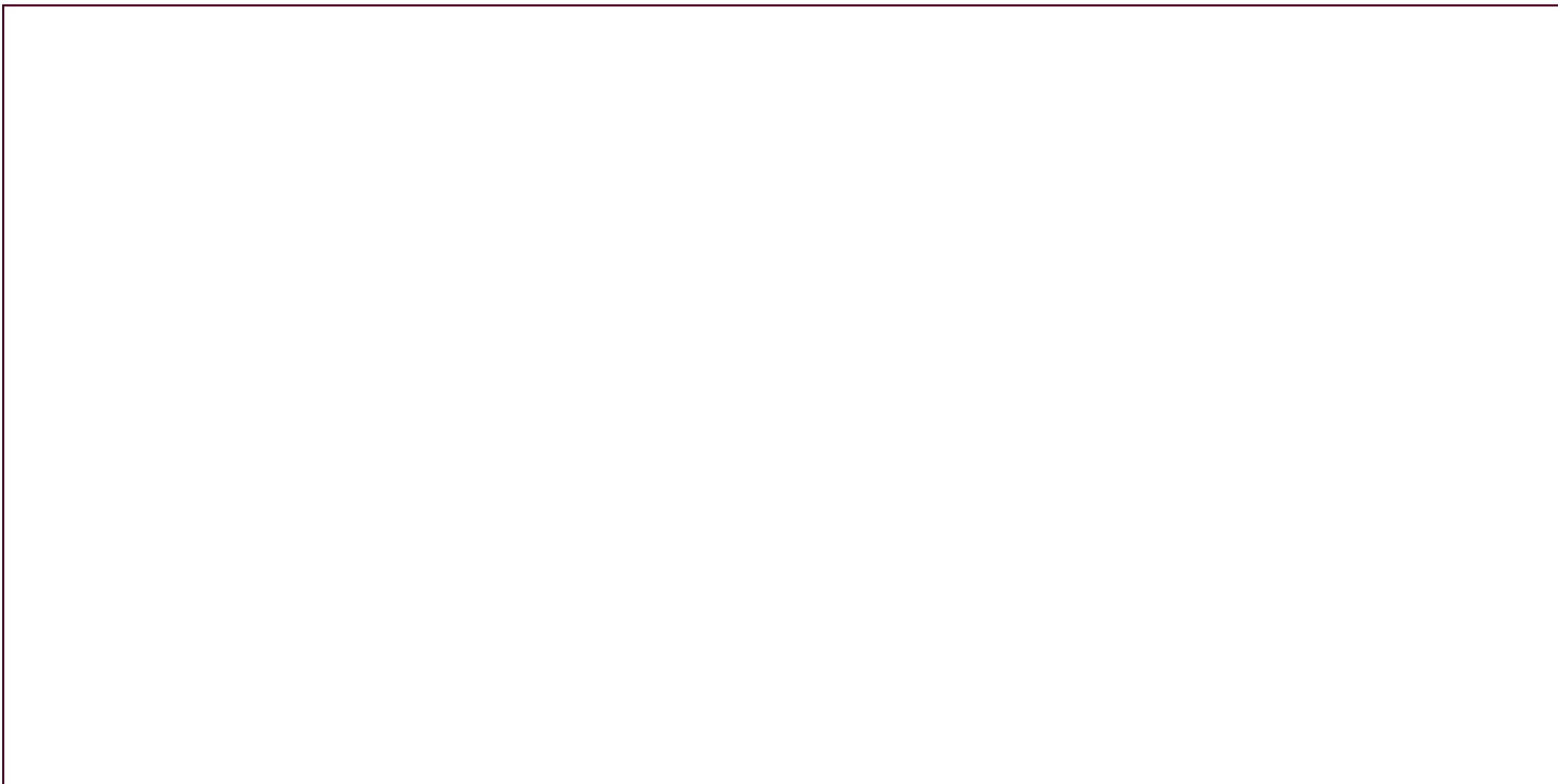
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Total area approx 157.0 sq. metres (1690.6 sq. feet)

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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

