



3



2



1



B

To arrange a viewing  
please call 01908 675747

This NEWLY BUILT FAMILY HOME benefits from a SPACIOUS, FULLY UPGRADED KITCHEN/DINER with INTEGRATED APPLIANCES, FRENCH DOORS leading to a PRIVATE LANDSCAPED GARDEN with ARTIFICIAL LAWN and STORAGE SHED, EN SUITE to MASTER BEDROOM, DOWNSTAIRS CLOAKROOM, plus ALLOCATED OFF ROAD PARKING for TWO VEHICLES.

- Only Three Years Old New Build
- Fully Upgraded Kitchen/Diner with Integrated Appliances
- Fully Landscaped Rear Garden with Artificial Lawn
- En Suite to Master Bedroom
- Downstairs Cloakroom
- Two Allocated Parking Spaces

#### LOCATION: NEWTON LEYS

Newton Leys is a district that covers the southern tip of Bletchley; on the boundary of the Borough of Milton Keynes and Aylesbury Vale. The area is currently under development and sits next to a man-made lake, approximately 7 miles from Central Milton Keynes and close to local Buckinghamshire villages. Water Hall Primary School is within a mile of the development, and Newton Leys Primary School opened in September 2016 to provide places for children aged 4 to 11 years.

#### ENTRANCE HALL

#### LOUNGE

13'10" x 12'1"

#### DOWNSTAIRS CLOAKROOM

#### KITCHEN/DINER

15'5" x 9'5"

#### LANDING

#### MASTER BEDROOM

12'2" x 11'2"

#### EN SUITE

#### BEDROOM TWO

10'9" x 8'6"



To arrange a viewing  
please call 01908 675747



**BEDROOM THREE**

11'11" x 6'6"

**FAMILY BATHROOM**

**PRIVATE REAR GARDEN**

**ALLOCATED PARKING**

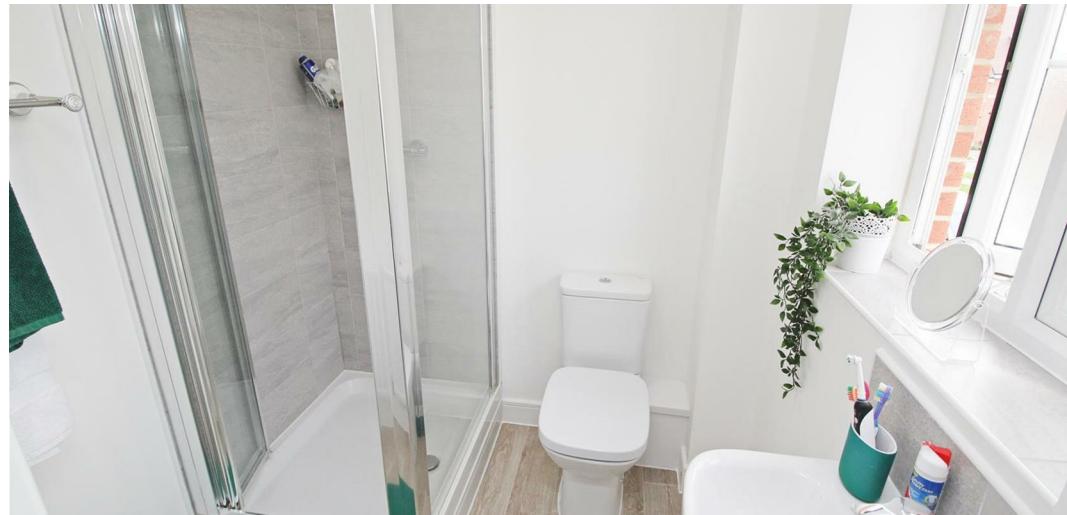
**TENURE**

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.

To arrange a viewing  
please call 01908 675747

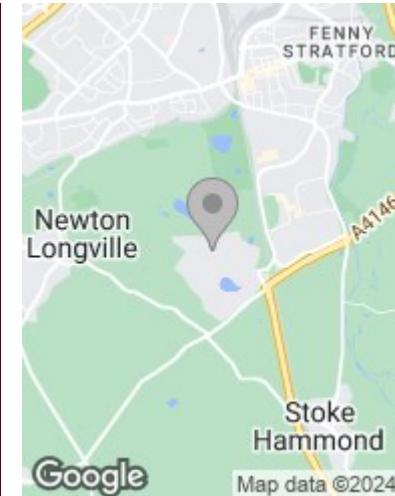
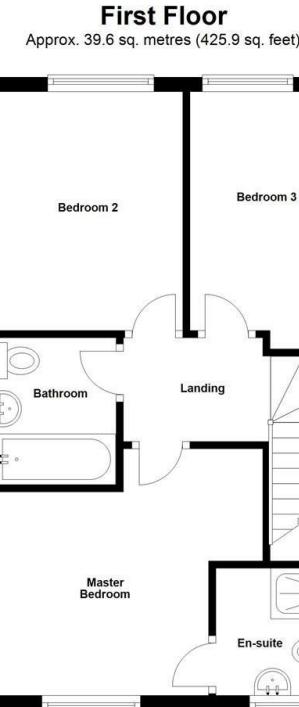
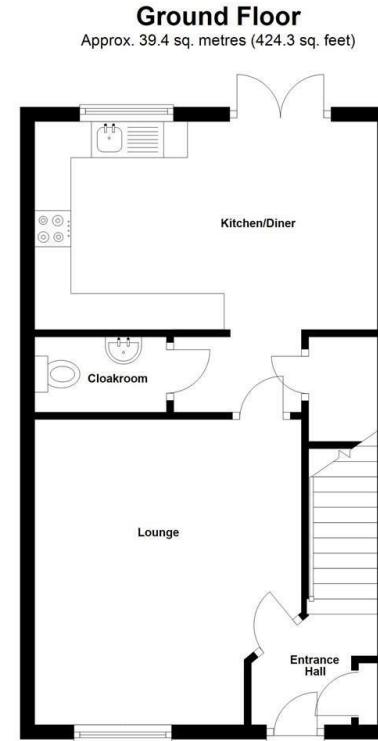


To arrange a viewing  
please call 01908 675747



To arrange a viewing  
please call 01908 675747





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	96	
(81-91)	B	85	
(69-80)	C		
(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

