



Under 1 Roof



32 Britten Grove, Milton Keynes, MK7 8HR

£2,450 Per Month



32 Britten Grove, Milton Keynes, MK7 8HR

£2,450 Per Month



Hallway

Doors leading to Dining Room, Study, Lounge, Kitchen & Cloakroom. Storage cupboards. Wood Flooring

Dining Room

16'4" x 10'11" (5 x 3.35)

Windows to Front aspect. Wood Flooring, Open Fire Place

Study

11'3" x 9'10" (3.45 x 3)

Windows to side aspect. Wood Flooring

Lounge

18'8" x 16'4" (5.7 x 5)

Feature Open Fire place, Beamed ceilings, French Doors to rear garden. Wood flooring

Kitchen/ Breakfast Room

24'6" x 9'10" (7.47 x 3)

Feature Beamed ceilings, Wood flooring to breakfast area leading to kitchen complete with Range cooker, slate flooring & Butler style sink. Window to rear. Door leading to garage. Door leading to utility room

Utility Room

8'8" x 5'2" (2.65 x 1.6)

Fitted with a range of cupboards, Plumbing for washing machine

Cloakroom

Two piece suite comprising of low level WC & Hand wash basin

Master Bedroom

24'5" x 15'8" (7.45 x 4.80)

Impressive master bedroom with beamed ceilings, wood flooring, Dressing area with built in wardrobes. Door leading to En-Suite

En-suite

Four piece suite comprising of low level WC, Hand wash basin, Bath & corner shower cubicle

Bedroom Two

18'8" x 16'4" (5.7 x 5.00)

Window to rear aspect, door leading to ensuite

Ensuite

Three piece site comprising of low level WC, Hand wash Basin and Bath

Bedroom Three

13'5" x 8'6" (4.1 x 2.61)

Window to front aspect.

Bedroom Four

11'3" x 9'8" (3.45 x 2.95)

Window to side aspect

Bedroom Five

11'3" x 6'8" (3.45 x 2.05)

Window to front aspect

Garage

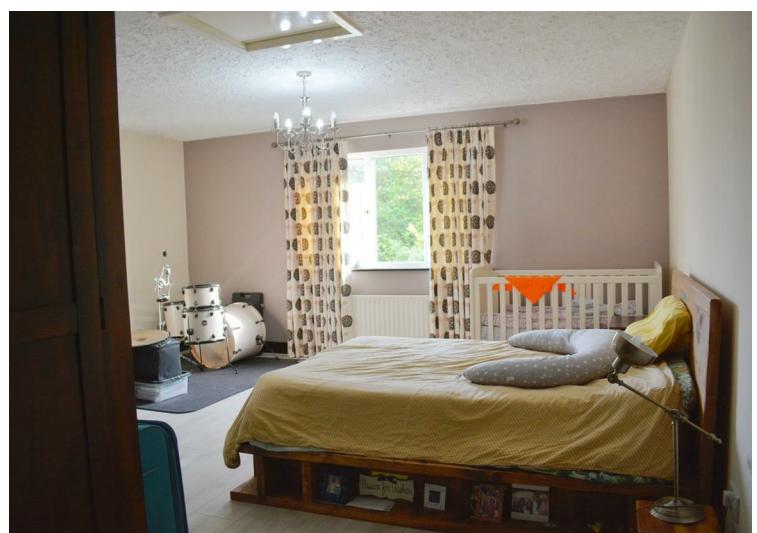
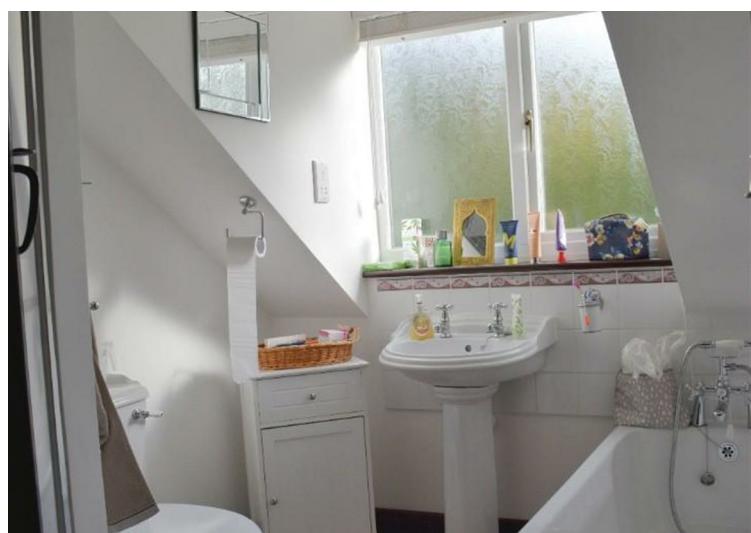
Single garage with up & over door, power & lighting

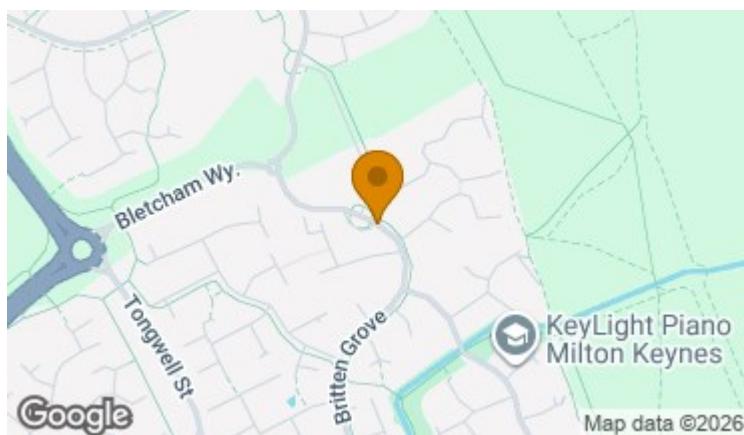
Rear Garden

Landscaped rear garden complete with patio area and rear seating area.

Front Garden

Enclosed with shrub borders with ample room to park 4 large cars





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	75
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.