Michael ANTHONY

Guildford Avenue, Kingsmead

£400,000 Freehold



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£400,000

Located within the ever sought after location of Kingsmead ideally positioned within walking distance to the countryside as well as providing easy access to central Milton Keynes, this three bedroom Semi-Detached family home is offered to the market with many benefits including lounge/diner, kitchen, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, rear garden and allocated parking.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Stairs rising to first floor. Radiator, door to kitchen, cloakroom and lounge.

CLOAKROOM
Frosted double glazed window to side aspect. Heated towel rail, low level w.c, pedestal hand wash basin, extractor fan.

LOUNGE
Double glazed double doors tor rear aspect. Radiator.

KITCHEN
Double glazed window to front aspect. Radiator, range of floor and wall mounted units with rolled edge work surface over, one and half bowl stainless steel sink unit with mixer tap, storage cupboard housing hot water combi gas boiler, plumbing for washing machine, space for fridge freezer, built in oven with gas hob.

LANDING
Doors to bedrooms and bathroom, radiator.

BEDROOM ONE
Two double glazed windows to front aspect. Skylight, radiator.

EN-SUITE
Skylight, storage cupboard, heated towel rail, low level w.c, pedestal hand wash basin.

BEDROOM TWO
Double glazed window to rear aspect. Radiator, built in wardrobes.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

BATHROOM
Frosted double glazed window to side aspect. Panelled bath with shower attachment over, part tiled walls, heated towel rail, pedestal hand wash basin, low level w.c, extractor fan.

GARAGE/PARKING
Parking for two cars and visitor space, outside light, flower and shrub borders, gated side access, electric car port.

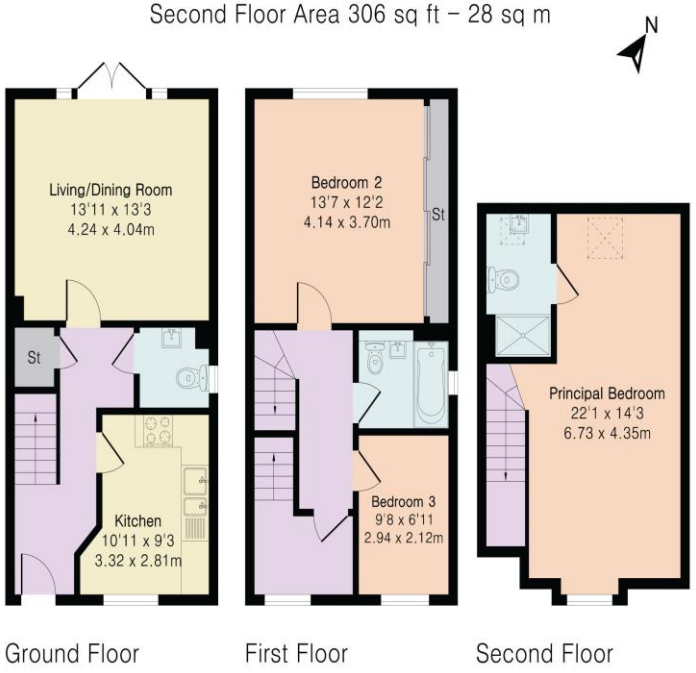
REAR GARDEN
Mainly laid to lawn, surrounded by bushes with timber panel fencing, gated side access, timber storage shed.

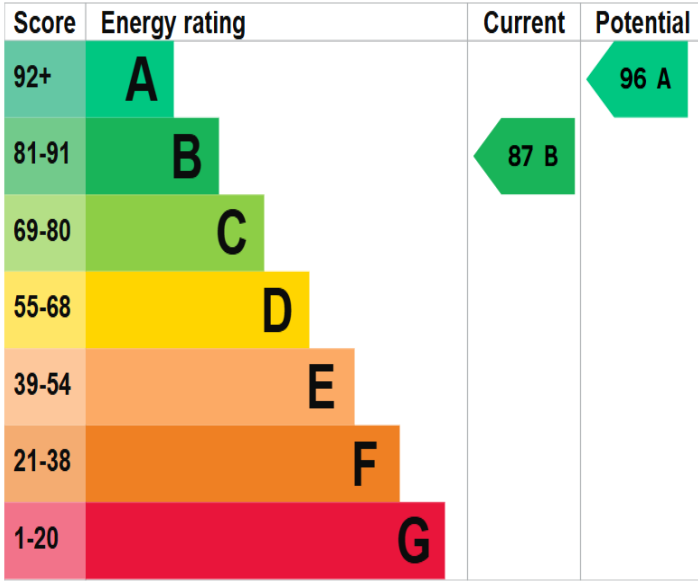
Approximate Gross Internal Area 1142 sq ft - 106 sq m

Ground Floor Area 418 sq ft – 39 sq m

First Floor Area 418 sq ft – 39 sq m

Second Floor Area 306 sq ft – 28 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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