





£525,000

Situated in the sought after area of Great Holm in west Milton Keynes, this four bedroom detached family home is offered to the market with many benefits including open plan kitchen/diner/family room, sitting room, family bathroom and additional downstairs cloakroom, garage conversion/office, rear garden and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor landing, underfloor heating, radiator, doors to cloakroom, kitchen/diner/family room and lounge.

CLOAKROOM

Vanity wash hand basin, low level w.c., extractor fan, underfloor heating.

LOUNGE

Double glazed window to front aspect, double glazed door to rear. Underfloor heating, radiator.

KITCHEN/DINER/FAMILY ROOM

Double glazed windows to front and rear aspects, skylight, double glazed door to rear. Fitted with a range of wall mounted and floor standing units with roll edge work surface, one and a half sink with mixer tap, integrated oven and hob with extractor hood over, space for fridge/freezer, built in dishwasher, radiator. underfloor heating, plumbing for washing machine, wall mounted cupboard housing combination boiler,

LANDING

Access to loft space, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., panelled bath with mixer tap and shower attachment, part tiled walls, radiator, pedestal wash hand basin, extractor fan.

GARAGE/OFFICE CONVERSION

Frosted double glazed window and door to rear, single drainer sink with mixer tap, work surface area, power and light.

PARKING

Driveway providing off road parking for several cars.

FRONT GARDEN

Outside light, side gated access.

REAR GARDEN

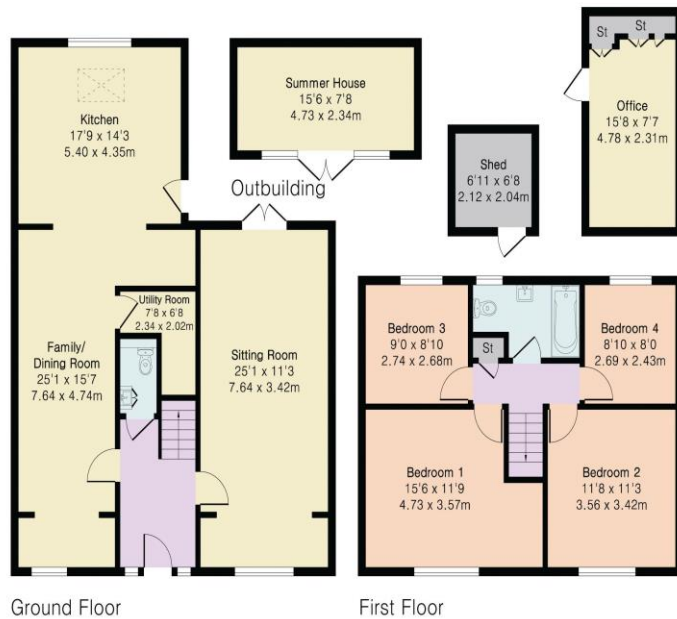
Laid to lawn with patio area, flower and shrub beds, side gated access, shed to remain, summer house, enclosed by timber fencing panels, outside light, door to garage/office conversion.

**Approximate Gross Internal Area 1445 sq ft - 134 sq m
(Excluding Outbuilding)**

Ground Floor Area 875 sq ft – 81 sq m

First Floor Area 570 sq ft – 53 sq m

Outbuilding Area 285 sq ft – 26 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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.

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