Jackson-Stops
& Staff









40 Exbury Lane, Westcroft, MK4 4FE

Milton Keynes Central Station about 2 miles. M1 Junction 14 about 8 miles. A5 about 6 miles.

An immaculate family residence offering well proportioned accommodation.

Entrance hall. Cloakroom. Dining room. Study/family Room. Kitchen/breakfast room. Utility room. Sitting room. Master bedroom with en suite shower room. Cloakroom. Four further bedrooms (one with en suite shower room). Family bathroom. Single garage and off road parking. Garden.

FURNISHED
£1,700 per calendar month, exclusive

01525 290641

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Directions: From A421 take the 3rd exit onto Tattenhoe Street (signposted Westcroft). At the next roundabout straight over, and then take a left turn into Alton Gate, follow the road round into Whaddon Road, entrance to Exbury Close can be found on the left hand side.

Westcroft lies to the west of Milton Keynes and consists of a variety of sizes and style of houses. The district shopping centre has a selection of shops including a Morrison's supermarket whilst further more extensive shopping and leisure facilities are available in Central Milton Keynes. A health centre, pub/restaurant and library are also situated in the shopping centre. Primary schooling is available at Emerson Valley and Tattenhoe whilst the nearest secondary school is at Shenley Brook End and buses run to The Royal Latin School at Buckingham.. A pre school group operates from the community centre. There are good connections to main junction roads - A421, A5 and M1.

The property is offered fully furnished with exceptionally high quality reproduction furnishings. Contemporary finish throughout, the kitchen includes integrated appliances, with neutral décor and carpeting. UPVC windows, alarm system, facility for broadband, and Sky television. The property benefits from gas fired central heating to radiators.

(Measurements are approximate and are to the closest 0.1m/3" only). The accommodation of the property comprises:

GROUND FLOOR:

Entrance Hall - Understairs storage cupboard. Staircase to first floor. Doors to:-

Dining Room - 3.8m x 3.5m (12'6"x 11'6"). Window to front. Dining table with four padded chairs and two carvers.

Cloakroom - White suite comprising W.C. and wash basin. Window to rear elevation. Vinyl flooring.

Study/Family Room 3.5m x 3.1m (11'6" x 10'3"). French doors to rear garden. BT and TV points. Two armchairs.

Kitchen/Breakfast Room - 4.7m x 3.5m (15'6" x 11'6"). A range of base and wall units. Built-in Bosch dishwasher, fridge, four ring gas hob and double oven. Samsung microwave. Stainless steel sink with mixer tap. Tiled splash backs. Double window to front and window to side. Tiled flooring. Door to:-

Utility Room - Range of base units. Zanussi Turbo Dry 1200 washing machine. Space for additional electrical appliance. Chest freezer. Ideal wall mounted gas boiler. Door to rear garden. Tiled flooring.

FIRST FLOOR

Landing - Windows to front and rear elevation. Doors to:-

Cloakroom - White suite comprising low level W.C. and wash basin. Isolator extractor fan. Tiled splash back. Vinyl flooring. Mirror.

Sitting Room - 7.2m x 3.4m (23'6" x 11'3"). Dual aspect with two windows to front and door to rear with safety rail. Gas effect fireplace. Two BT points. Pair of wall lights. Furnishings include a cream leather three seat settee and two armchairs. Reproduction TV unit, coffee table with storage drawers, Hi-fi unit and side table.

Master Bedroom - 4.5m x 3.5m (14'9" x 11'6"). Built-in double and single wardrobes. Front and side windows. TV and telephone points. King size Mahogany bedstead with matching bedside cabinets and tall chest of drawers. Door to **En Suite Bathroom -** White suite comprising separate shower cubicle with Hydramax power shower, bath with chrome fittings, wash basin and W.C. Window to rear. Isolator extractor fan. Shaver point.

SECOND FLOOR

Landing - Airing cupboard. Loft access. Doors to:-

Bedroom Two - 4.9m x 3.5m narrowing to 2.9m (16' x 11'6" narrowing to 9'6"). Double fitted wardrobes. Front and side windows. Double bed and two bedside cabinets provided. **En Suite Shower Room** - Suite comprising shower cubicle with Hydramax power shower, wash basin and W.C. Medicine cabinet. Isolator extractor fan.

Bathroom - Suite comprising bath, wash basin, and W.C. Tiled shelving. Window to rear. Shaver point.

Bedroom Three - 3.5m x 2.9m (11'6" x 9'6"). Double fitted wardrobes. Window to rear.

Bedroom Four - 3.2m x 3.0m (10'6" x 9'9") Double fitted wardrobe.

Bedroom Five - 2.4m x 2.2m (7'9" x 7'3"). Window to front

OUTSIDE

Enclosed walled rear garden and mainly laid to lawn. **Single Garage** with up and over door. Power and lighting. Door from garage to rear garden. Driveway.

RENTAL TERMS - The letting will be either an Assured Shorthold Tenancy or a Corporate Let. The tenant will be responsible for the usual outgoings including payment of Council Tax, water, gas and electricity.

SERVICES - Mains drainage, water and electricity are connected. The phone number designated to this property could be taken over by the tenants.

OUTGOINGS - Tax Band "F"

LOCAL AUTHORITY
Milton Keynes Council - Tel: 01908 691691

VIEWING
Strictly by appointment through the sole agents
Jackson-Stops & Staff. Tel & Fax - 01525 290641
E-Mail: debbie.prosser@jackson-stops.co.uk

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