





Westhill, Stantonbury, Milton Keynes, MK14 6BG

brown & merry

welcome to

Westhill, Stantonbury, Milton Keynes

Brown & Merry are delighted to bring to market this spacious two double bedroom home sold with NO ONWARD CHAIN, ideally situated in a popular residential area offering convenient access to local amenities, schools, and excellent transport links.

Entrance Porch
Wooden door to the side and double-glazed obscured window to the side. Half glazed door to the lounge.

Lounge
Feature fireplace, wood effect flooring and fuse box. Double-glazed window to the front and door to the kitchen/diner.

Kitchen / Diner
Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer, cooker hood and space for a cooker. Space for a washing machine and a fridge/freezer. Breakfast bar, wood effect flooring and space for a dining table and chairs. Double-glazed window to the rear and double-glazed Patio doors leading out to the garden.

First Floor
Landing
Stairs from the ground floor, airing cupboard housing the water tank and storage heater. Double-glazed window to the side. Doors to both bedrooms and the family bathroom.

Bedroom One
Over the stairs storage cupboard, carpet and double-glazed window to the front.

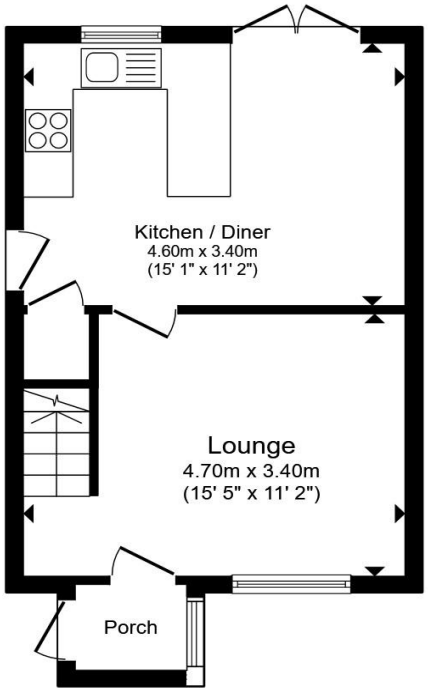
Bedroom Two
Carpet and double-glazed window to the rear.

Bathroom
Fully tiled with a wash hand basin set in a vanity unit, low-level WC and a bath with a shower over. Extractor fan and double-glazed obscured window to the rear.

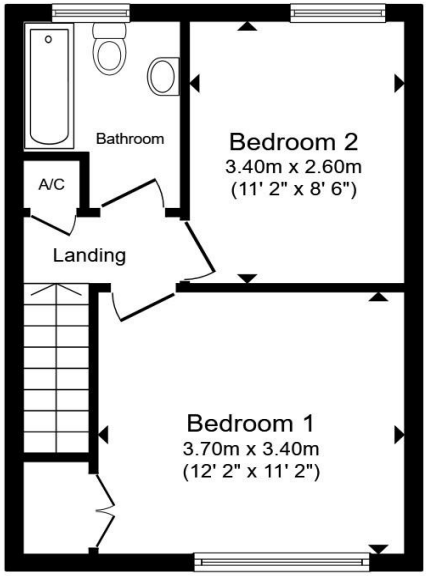
Outside
Front Garden
Mainly laid to lawn with a path leading to the front door.

Rear Garden
Enclosed by fencing with gated side access the garden is mainly laid to lawn with a patio area, outside tap and 2 sheds.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 65.1 m² (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Westhill,

Stantonbury, Milton Keynes

- SOLD WITH NO ONWARD CHAIN
- TWO WELL-PROPORTIONED BEDROOMS
- GARAGE & PARKING
- CLOSE TO SCHOOLS & TRANSPORT LINKS
- EXCELLENT OPPORTUNITY FOR COSMETIC IMPROVEMENT & MODERNISATION

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



guide price

£260,000

view this property online brownandmerry.co.uk/Property/NPL108394

The Property Ombudsman

Property Ref:
NPL108394 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

brown & merry

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.