





**Offers in Excess of
£555,000**

A good sized four bedroom detached property situated on the sought after Racecourses development. This family home boasts living room with separate family room, dining room, lobby/study and conservatory. The kitchen opens through to the utility room which leads out to the generous wrap around rear garden. Upstairs offers four double bedrooms, family bathroom and en-suite to the main bedroom. It has a single garage and ample off-road parking. 1.7 miles from Bletchley's main train station with links to London Euston.

Property Description

ENTRANCE

UPVC double glazed door to entrance hall.

ENTRANCE HALL

Radiator, stairs to first floor, doors to lounge, kitchen/diner, downstairs cloakroom and inner lobby.

INNER LOBBY/STUDY

Door to dining room, through to second lounge.

CLOAKROOM

Low level w.c., pedestal wash hand basin, radiator.

LOUNGE

Double glazed box bay window to front aspect. Radiator, feature fireplace, door to entrance hall, open to dining room.

SECOND LOUNGE

Double glazed window to side aspect, double glazed sliding patio door to garden, radiator.

DINING ROOM

Radiator.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to rear aspect, laminate flooring.

KITCHEN

Double glazed box bay window to rear aspect, double glazed window to rear. Range of wall and floor standing units with roll top work surface, space for under counter fridge and freezer, space for dishwasher, integrated double oven and induction hob with extractor fan over, one and a half stainless steel sink with mixer tap, part tiled walls.

UTILITY

Double glazed window to side aspect, double glazed door to garden. Space for washing machine, wall mounted boiler, single sink, roll top work surface.

LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms, storage and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Double glazed window to side aspect. Heated towel rail, low level w.c., pedestal wash hand basin, bath, shower cubicle.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath, tiled floor, tiled walls.

OUTSIDE

GARAGE & PARKING

Up and over door, power and light, off road parking for two cars.

FRONT GARDEN

Slated, flower border, side gated access.

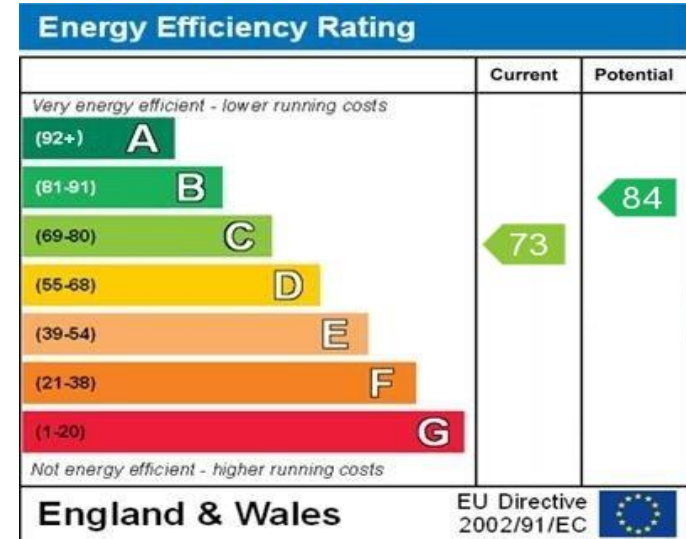
WRAP AROUND REAR GARDEN

Mainly laid to lawn with patio areas, flower borders, door to garage, summer house, enclosed by wooden fencing panels, side gated access.

Approximate Gross Internal Area
 Ground Floor = 94.8 sq m / 1,020 sq ft
 First Floor = 64.4 sq m / 693 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 172.1 sq m / 1,852 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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