



Fordcombe Lea, Milton Keynes, MK7 6JL



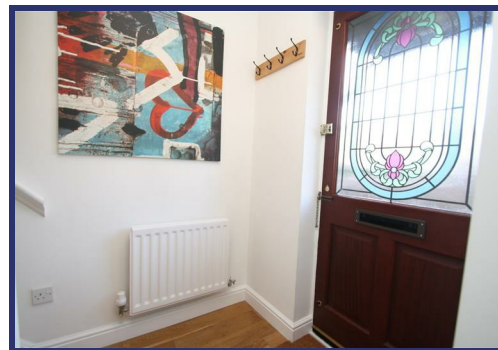
**1 Fordcombe Lea
Kents Hill
Milton Keynes
Buckinghamshire
MK7 6JL**

Guide Price £335,000

A MUCH IMPROVED THREE BEDROOM SEMI DETACHED property, situated on a Cul-De-Sac in the much sought after area of Kents Hill. The location is one of the most sought after areas in Milton Keynes as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. The Kingston shopping district and Milton Keynes shopping centres are within easy reach and local convenience stores.

It also has its own community pavilion, Park and one campus school, Kents Hill Park where children attend from foundation to year 11, in addition to being in close proximity to Caldecotte Lake for lovely walks. The accommodation in brief comprises entrance hall, lounge, dining room, REFITTED KITCHEN WITH BUILT IN 'BOSCH' OVEN & HOB, first floor landing, MASTER BEDROOM WITH BUILT IN WARDROBE, two further bedrooms and REFITTED FAMILY BATHROOM. The benefits include double glazing, gas to radiator central heating with individual thermostats on all radiators, well maintained gardens, GARAGE AND DRIVEWAY in front offering off road parking for two vehicles. The current owner has made significant improvements that include a redecoration, replacement of all internal doors and solid oak wood flooring to the entrance and lounge to name a few. The property is offering in immaculate condition and internal viewing is highly recommended. EPC rating D.

- Sought After Location
- Close Proximity To M1 & A5
- Three Bedroom Semi Detached
- Much Improved By The Current Owner
- Refitted Kitchen
- Refitted Bathroom
- Well Maintained Gardens
- Garage & Driveway
- Internal Viewing Highly Recommended
- EPC Rating D





Entrance Hall

Enter via a hardwood door with an obscure stained glass, light leaded double glazed panel into the entrance hall. Stairs rise to the first floor landing. Double radiator. Wall mounted storage unit. Solid oak flooring. Door to lounge.

Lounge

Sealed unit double glazed window to front aspect. Radiator. Solid oak flooring. Light fitting to remain. Door to dining room.

Dining Room

Double glazed patio doors to rear garden. Tall panel radiator. Door to deep understairs storage cupboard. Ceramic tiled flooring. Light fitting to remain. Arch to kitchen.

Kitchen

Sealed unit double glazed window to rear aspect. Re-fitted in a range of units to wall and base levels with solid wood worksurfaces over and an inset sink/drain. Built-in BOSCH oven with gas hob and stainless steel extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Wall mounted boiler. Tiled to splashback areas. Ceramic tiled flooring. Inset spotlights to ceiling.

First Floor Landing

Access to loft. Airing cupboard. Doors to all rooms.

Bedroom One

Sealed unit double glazed window to front aspect. Built-in double wardrobe with replacement doors. Radiator. Wood panelling to one wall. Light fitting to remain.

Bedroom Two

Sealed unit double glazed window to rear aspect. Fitted double wardrobe. Radiator. Light fitting to remain.

Bedroom Three

Sealed unit double glazed window to rear aspect. Radiator. Light fitting to remain.

Bathroom

Obscure sealed unit double glazed window to side aspect. Re-fitted white suite comprising low

level w.c., wash hand basin with vanity unit under and panel bath with a rain-fall shower and a hand-held shower tap over. Tall panel radiator. Tiled to splashback areas. Tiled flooring. Wall mounted extractor fan.

Gardens

Front Garden

Mainly laid to lawn. Planted wood sleeper border. Path leading to front door. Side gate. Enclosed by hedge to the front.

Rear Garden

Well maintained and comprising a paved patio, remainder laid to lawn with planted borders and stepping stones which lead to a further paved patio area. at foot of garden. Small trees. Timber shed to remain. Path to the side aspect leading to gated front access. Outside tap. Courtesy door to garage. Fully enclosed by timber fencing.

Garage & Driveway

Single garage located to the rear of the property with a workbench and wall mounted units. Eaves storage. Power and lighted connected. Up and over door. Driveway in front offering off-road parking for two vehicles.

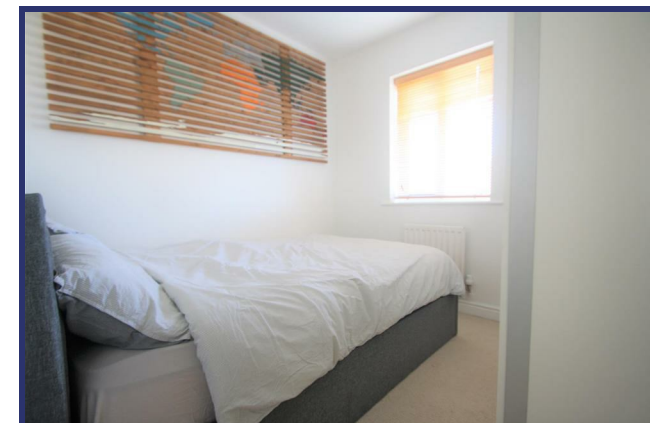
Agents Note

The property has a EPC rating D but since then the vendor has improved the property to include cavity wall insulation and individual thermostats on all radiators.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

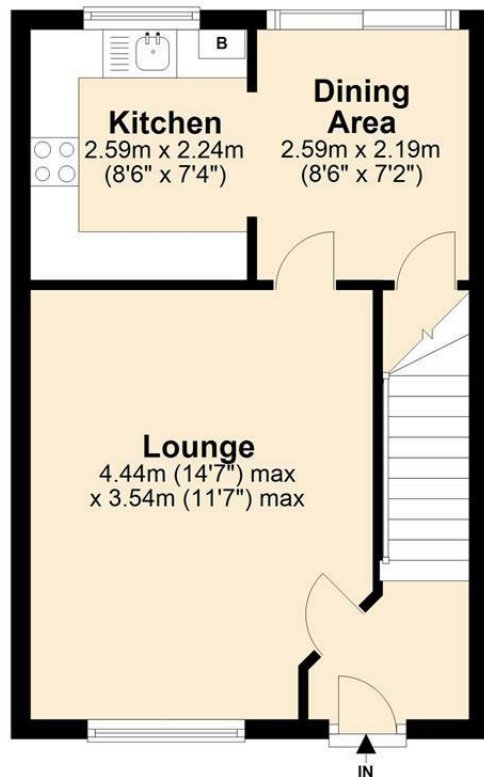






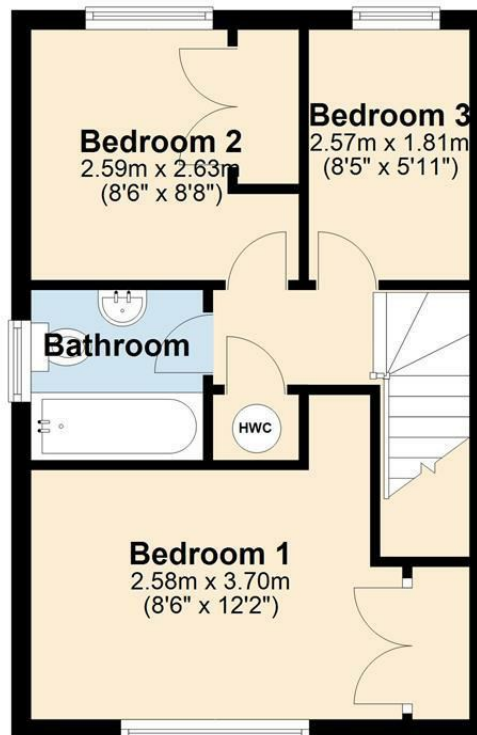
Ground Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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