



Willen Road, Newport Pagnell, MK16 0DE





75 Willen Road  
Newport Pagnell  
Newport Pagnell  
Buckinghamshire  
MK16 0DE

**Offers Over £425,000**

**A beautifully presented and extended 1930s semi detached house in a highly sought-after location close to the town centre.**

The property is very well presented with accommodation set over two floors comprising; a hall, cloakroom, utility room, separate living room with log burner, and a large open plan kitchen/family room/dining room with bi-fold doors. On the first floor there are three bedrooms and a bathroom. The property has off road parking to the front and a large rear garden extending to round 100ft. Willen Road is a highly sought after location just a short walk to the town centre, and just across the road there are beautiful walks on the Riverside meadow. The property is within the catchment area of Ousedale School.

- Extended 1930's Semi Detached House
- Separate Living Room with Log Burner
- Open Plan Kitchen/ Dining/ Family Room
- Utility & Cloakrooms
- 3 Bedrooms
- Modern Bathroom
- Rear Garden - Approx 100ft
- Sought After Location
- Walking Distance of Town Centre
- Close to Riverside Meadows & Park







### Ground Floor

The entrance hall has stairs to the first floor and traditional panel doors to all rooms.

The cloakroom with a suite comprising WC and wash basin.

The utility room has a Belfast sink and worktop, space for washing machine and other appliances and a range of floor to ceiling cupboards. Window to the side.

The living room to the front has a bay window and the focal point of the room is the fireplace with a wood burning stove.

The heart of this home is its large open plan kitchen/dining/family room. Kitchen area has a range of units to floor and wall levels with solid wood worktops and a double butler sink. It is open plan to the dining/family area which has a set of bi-fold doors spanning the width of the room with lovely views over the large rear garden. There is ample space for dining table and sofa.

### First Floor

The landing has a window to the side, airing cupboard, access to the loft and traditional panel doors and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a bay window and built in wardrobes

Bedroom 2 is a double bedroom located to the rear with a lovely view over the garden, a built-in double wardrobe and painted floorboards.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a modern white suite with WC, wash basin and bath with shower over. Part tiled walls and window to the front.

### Gardens & Parking

The front garden is laid to gravel offering off-road parking and is enclosed by a brick wall and double wooden gates.

The large rear garden extends to approximately 100 ft. in length with a large timber decked patio area stepping down to the lawn. There are stock beds and a gravel pathway leading to the far end of the garden with an office and shed. The office is of timber construction and has power and light.

### Heating

The property has gas to radiator central heating.

### Disclaimer

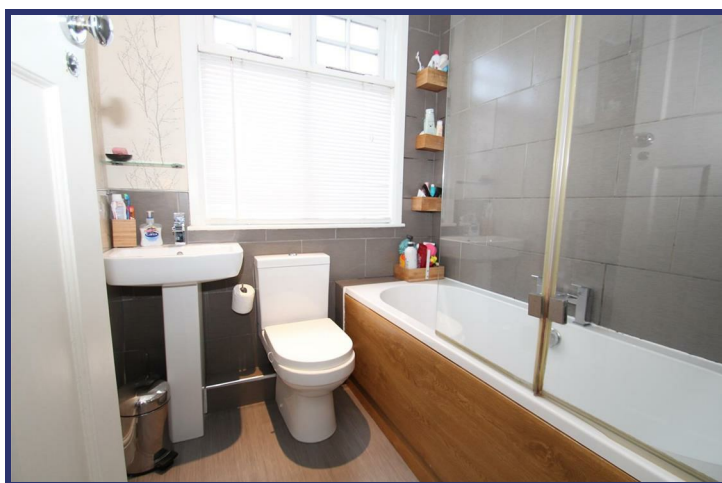
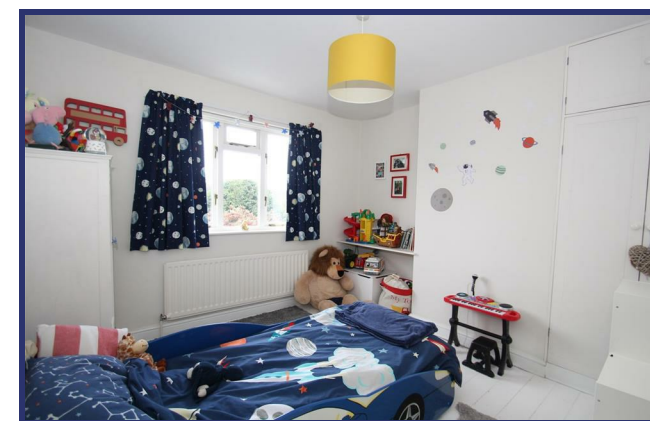
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.

### Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later when the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.





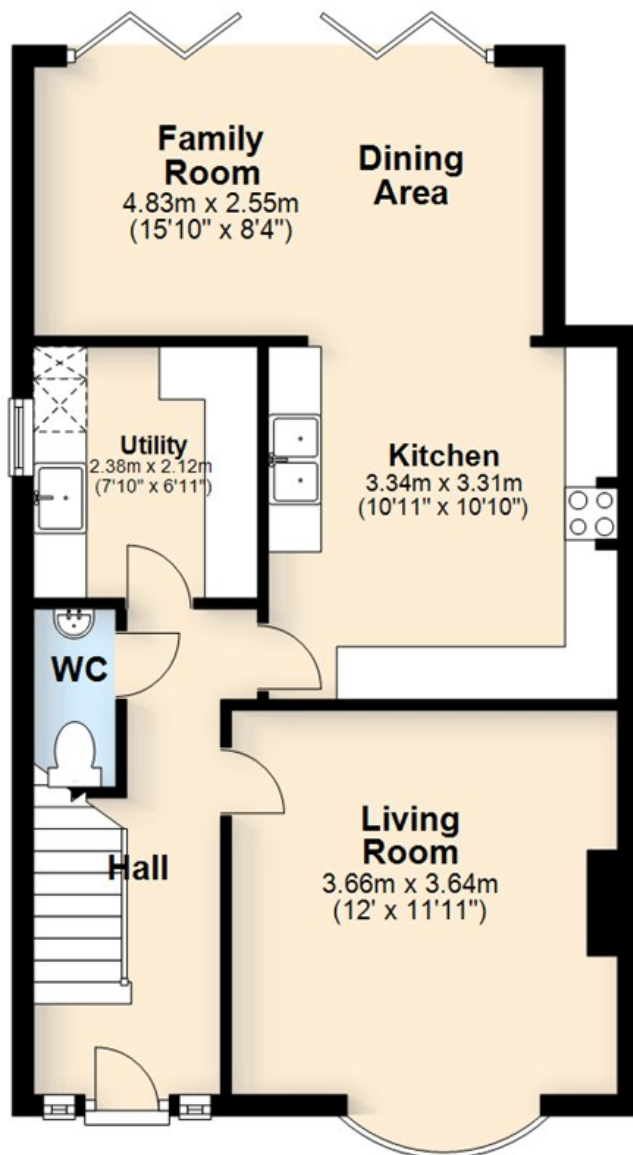




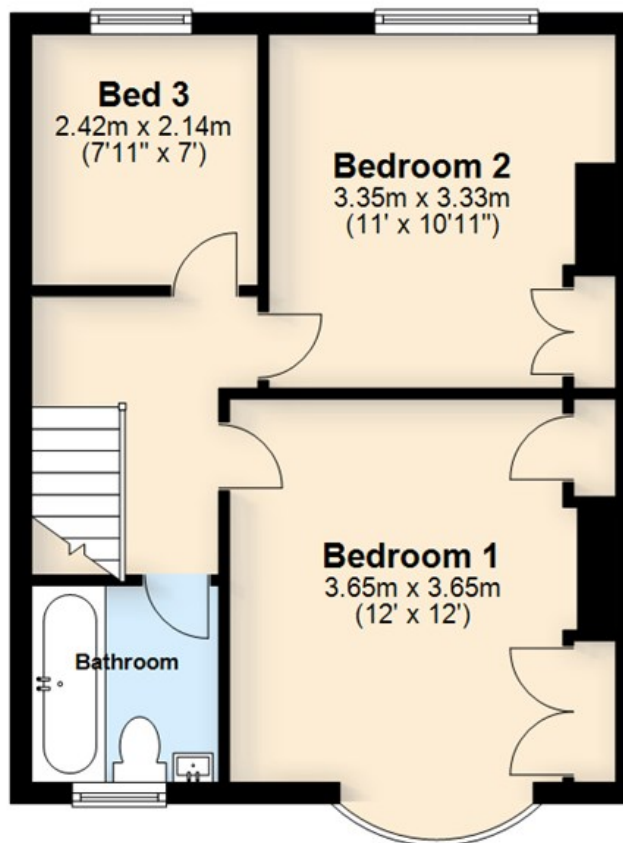




## Ground Floor

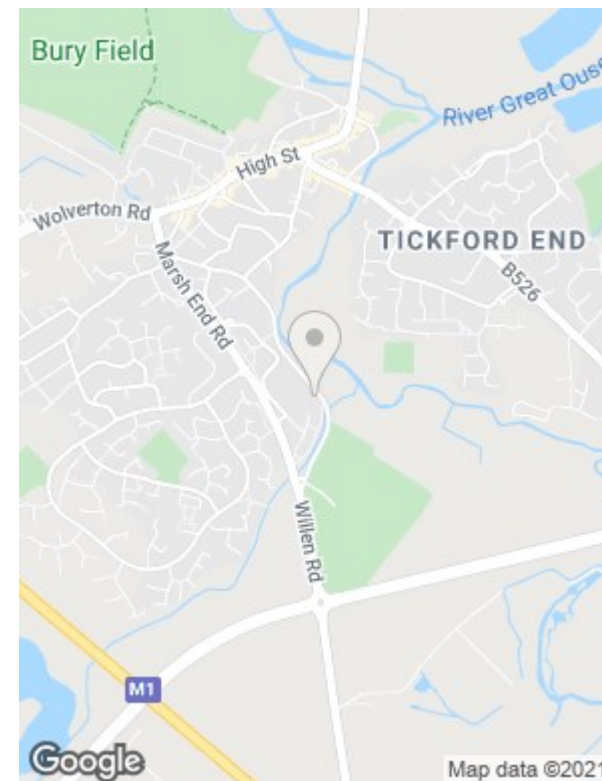


## First Floor



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 mis-statement. 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

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59 High Street, Stony Stratford, MK11 1AY



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 79        |
| (81-91) B                                   |           |
| (69-80) C                                   | 58        |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

