



Holborn Crescent, Milton Keynes, MK4 3EQ



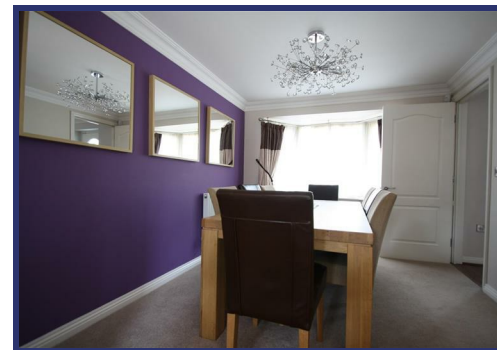
9 Holborn Crescent
Tattenhoe
Milton Keynes
Buckinghamshire
MK4 3EQ

Offers In Excess Of £550,000

A BEAUTIFULLY PRESENTED VERSATILE AND SPACIOUS FIVE BEDROOM DETACHED property set over three floors, situated in Tattenhoe, one of the most desirable areas in Milton Keynes. It is located within walking distance to the picturesque Linear Park and Howe Park Wood, as well as being close to Tattenhoe Pavilion and the Westcroft Retail Centre.

The accommodation in brief comprises, entrance hall, lounge, dining room, kitchen/breakfast room, DOWNSTAIRS CLOAKROOM, UTILITY ROOM, first floor landing, MASTER BEDROOM WITH EN-SUITE, two further bedrooms and a family bathroom, second floor landing, two further bedrooms and a shower room. The benefits include UPVC double glazing, gas to radiator central heating, front and rear gardens, DOUBLE GARAGE and driveway offering off road parking for up to two vehicles. The location also offers convenient access for many local amenities including Furzton Lake, local shops, good school catchment and excellent road links as well as being a short drive to the Central Milton Keynes and Bletchley Train Station with a direct route to London Euston. Internal viewing is highly recommended at your earliest convenience as demand for this property will be very high. EPC rating tbc

- 5 Bedroom Detached
- Very desirable location
- UPVC double glazed
- Gas to radiator central heating
- Downstairs Cloakroom
- Master Bedroom with en-suite & dressing area
- Double Garage
- Grammar School Catchment
- Internal viewing highly recommended
- Epc Rating TBC





Entrance Hall

Entrance via a UPVC front door. Doors leading into the kitchen, dining room, lounge. Stairs rising to first floor landing. Radiator.

Lounge

UPVC double glazed double patio doors leading into the garden, UPVC double glazed windows to the rear aspect. Glazed double doors leading into the dining room. Two radiators.

Dining Room

UPVC double glazed window to front aspect. Glazed double doors leading into the lounge. Radiator

Kitchen/Breakfast Room

UPVC double glazed window to front aspect and to the side aspect. Range of eye and base level units and a stainless steel sink with mixer tap over. Tiled to splash back areas. Built in Bosch double oven and four ring gas hob with stainless steel extractor hood over. Integrated microwave. Door leading into utility area. Radiator.

Utility Room

Eye and base level units. Plumbing for washing machine. Door leading into the downstairs cloakroom and a UPVC double glazed door leading out into the garden.

Downstairs Cloakroom

UPVC double glazed window to rear aspect. White two piece suite comprising a low-level WC and wash hand basin with mixer tap over and vanity unit under. Heated towel rail.

First Floor Landing

UPVC double glazed window to front elevation. Doors leading into the master bedroom, further 2 bedrooms and family bathroom. Door to airing cupboard. Stairs rising to Second floor landing.

Master Bedroom

UPVC double glazed window to rear elevation. Fitted wardrobes. Door leading into the ensuite. Radiator

Ensuite

UPVC double glazed frosted window to rear elevation. White three piece suite comprising a fully tiled double shower cubicle and double sinks with vanity units under. Heated towel rail. Fully tiled walls.

Bedroom Two

UPVC double glazed window to front and side elevation. Built in wardrobe. Skylight window. Radiator.

Bedroom Three

UPVC double glazed window to front and side elevation. Skylight window. Radiator

Family Bathroom

UPVC double glazed window to side elevation. White three piece bathroom suite comprising of a paneled bath, wash hand basin with vanity unit under and low-level WC. . Heated towel rail. Wall mounted extractor fan.

Second Floor Landing

Doors leading into further two bedrooms and a cloakroom.

Bedroom Four

UPVC double glazed window to front elevation. Built in wardrobe. Radiator.

Bedroom Five

UPVC double glazed window to front elevation. Radiator.

Shower Room

Skylight window. White Three piece suite comprising a shower cubicle, wash hand basin with vanity unit under and low-level WC. Heated towel rail. Tiled to splash back areas. Shaver points.

Gardens

Front Garden- Laid to shingle with pathway leading to front door.

Rear Garden- Comprised a paved patio area. Remainder mainly laid to lawn. Courtesy door leading into the double garage. Gated side access leading to front. Fully enclosed by timber fencing

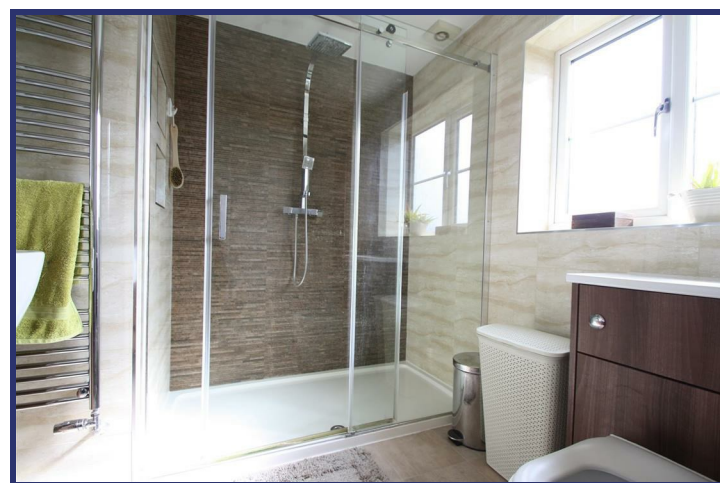
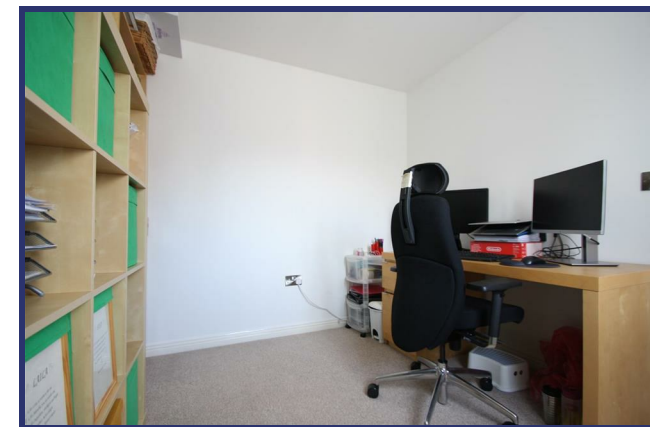
Double Garage

Attached double garage with two up and over doors. Power and light. Driveway in front offering off road parking for two vehicles.

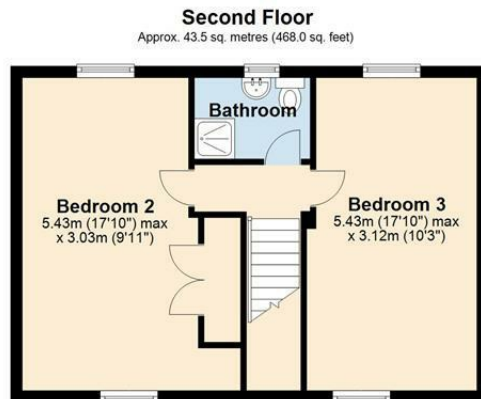
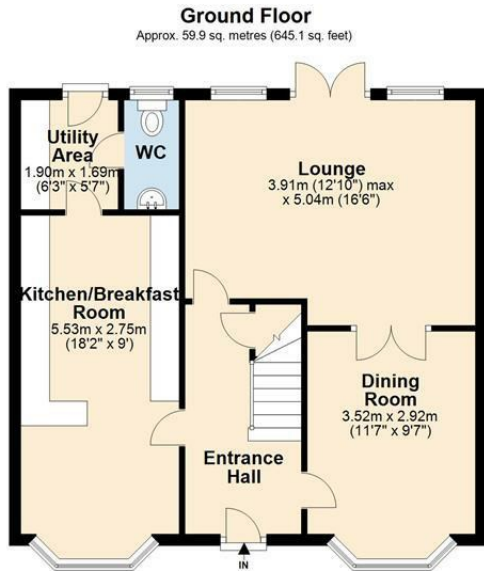
Disclaimer

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.



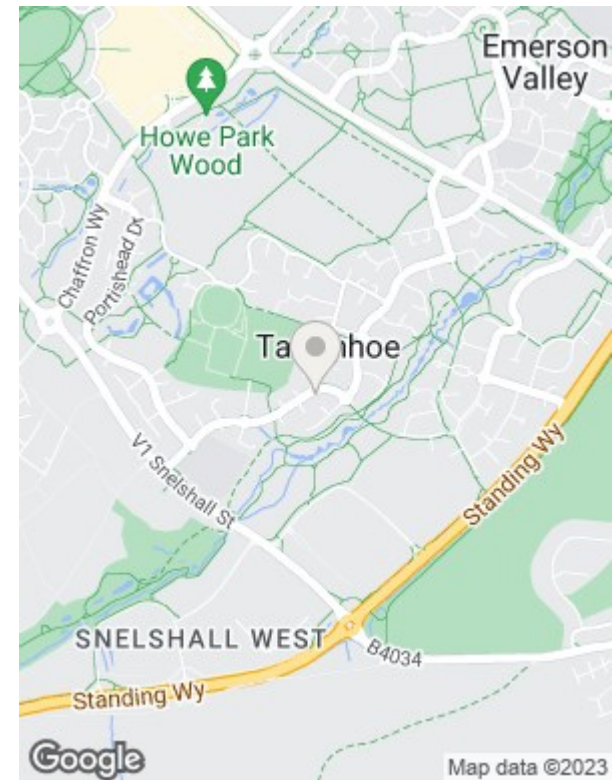






Total area: approx. 162.8 sq. metres (1752.6 sq. feet)

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 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

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

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carters.co.uk

194 Queensway, Bletchley, MK2 2ST



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

