



Tennant Close, Milton Keynes, MK8 0PH



3 Tennant Close
Grange Farm
Milton Keynes
MK8 0PH

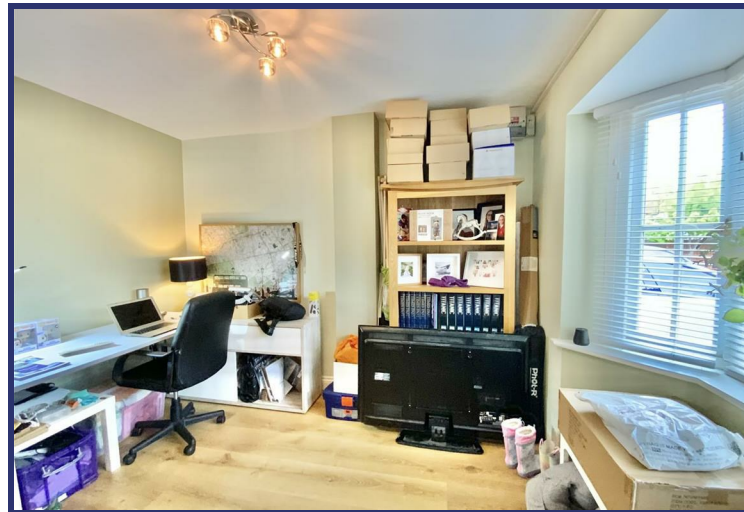
£525,000

A well presented, extended, 4 bedroom detached house in a small cul-de-sac of just four homes.

The property has accommodation set on two floors comprising an entrance hall, cloakroom, two separate reception rooms plus a large open plan kitchen/ dining room/ family room as well as a utility room. On the first floor there are four bedrooms – the main bedroom has an en-suite shower room plus a family bathroom.

Outside, the property has front and rear gardens, a driveway and the detached garage has been converted into a useful room, perhaps a gym, home office or similar.

- Extended Detached House
- 4 Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- 2 Separate Reception Rooms
- Large Open Plan Kitchen/ Dining / Family Room
- Detached Garage Convert to Home Office/ Gym
- Front & Rear Gardens
- Small Cul De Sac





Ground Floor

The entrance hall has stairs to the first floor and double sliding doors opening to the living room.

A cloakroom has a suite comprising WC and wash basin.

The living room has a bay window to the front and sliding doors to the dining area.

A study/ sitting room has a bay window to the front.

The heart of his home is a large open plan kitchen/ dining/ living room. The kitchen area has a range of units to floor and wall levels with wooden worktops, a breakfast bar and a ceramic 1 1/2 bowl sink. Integrated appliances include a double oven/combination microwave, a gas hob and space for other appliances. The dining area has sliding doors to the living room and is open to the sitting room/conservatory with part glazed ceiling and two glazed walls with triple bifold doors opening to the rear garden.

A utility room has floor and wall units, wooden worktop and a sink. Space for a washing machine, tumble dryer and a gas central heating boiler. Door to the side.

First Floor

The landing has access to the loft, airing cupboard and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with a range fitted wardrobes to one wall and a further set of double wardrobes. Two windows. An en-suite shower room has a suite comprising WC, wash basin with a vanity unit and double sized shower cubicle. Window to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a double bedroom located to the rear with built-in wardrobes.

Bedroom 4 is located to the rear.

The bathroom has a suite comprising WC and wash basin built into a vanity unit and a shower bath with glass screen and shower over. Tiled walls and window to the side.

Gardens & Parking

The front garden is laid with a paved path, gravel, and enclosed for iron railings. Drive for one car, and gated

access to the rear garden.

The rear garden has some timber decking, artificial Lawn and some stocked beds and borders. Enclosed by fencing and brick wall.

Garage

The garage has been converted into a useful room, ideal for a home office, study, gym or similar.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

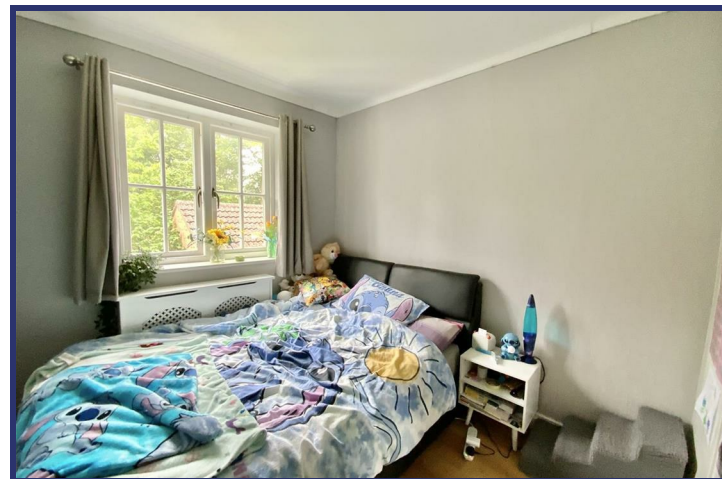
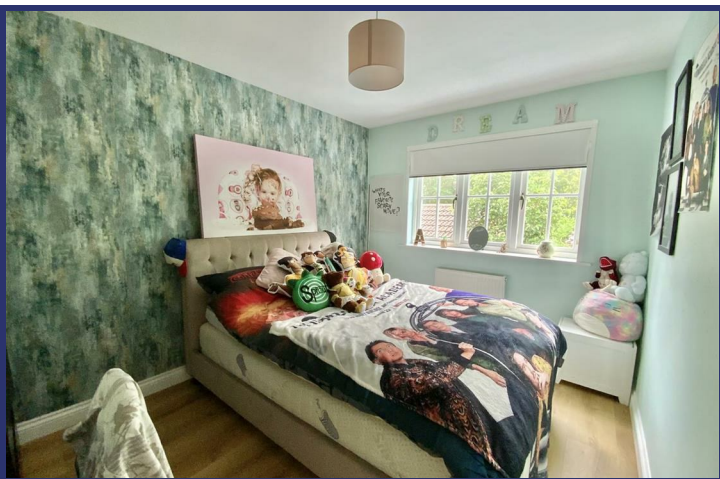
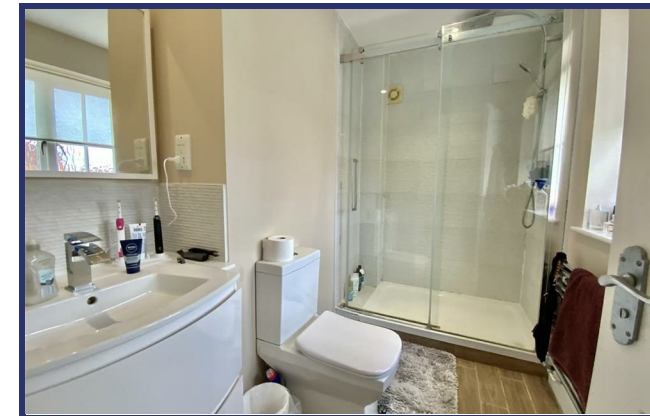
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

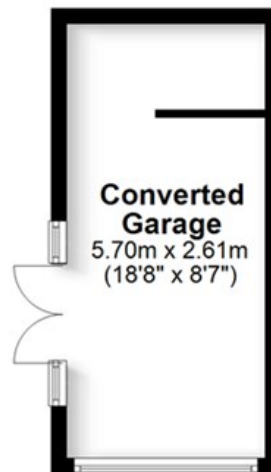






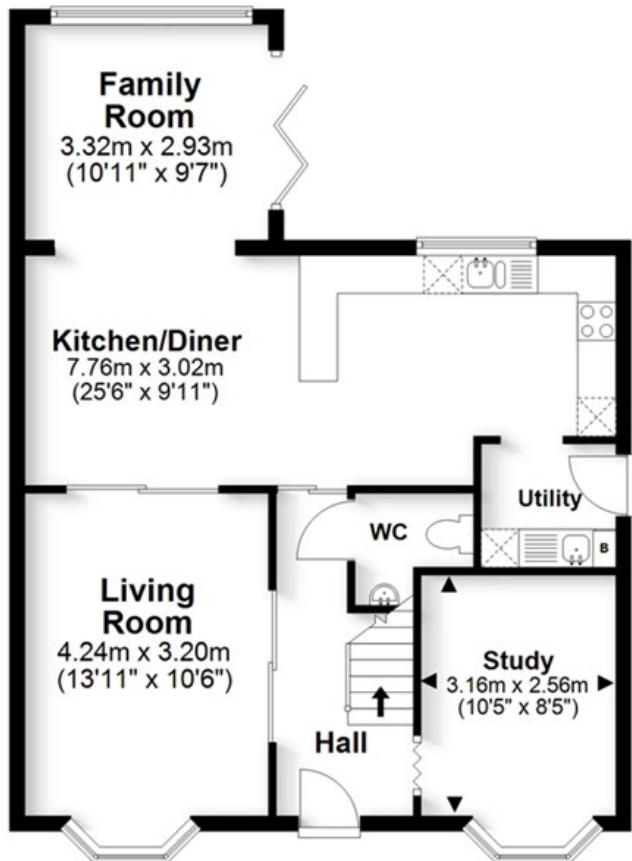
Garage

Approx. 14.9 sq. metres (160.1 sq. feet)



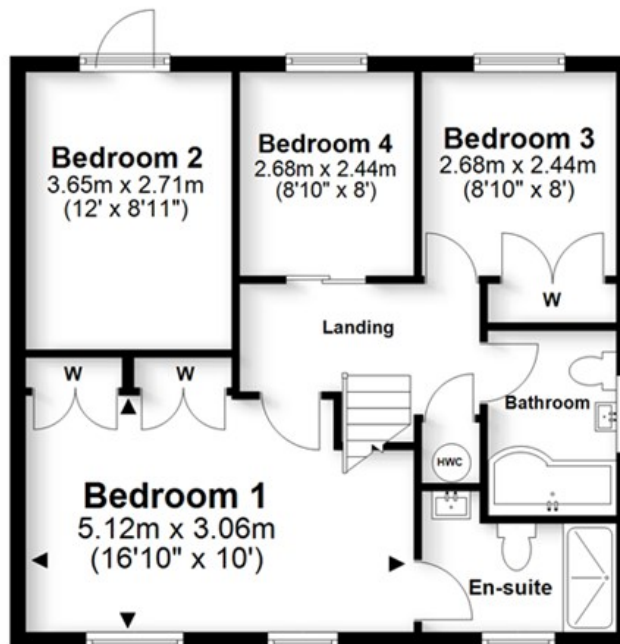
Ground Floor

Approx. 68.1 sq. metres (732.7 sq. feet)

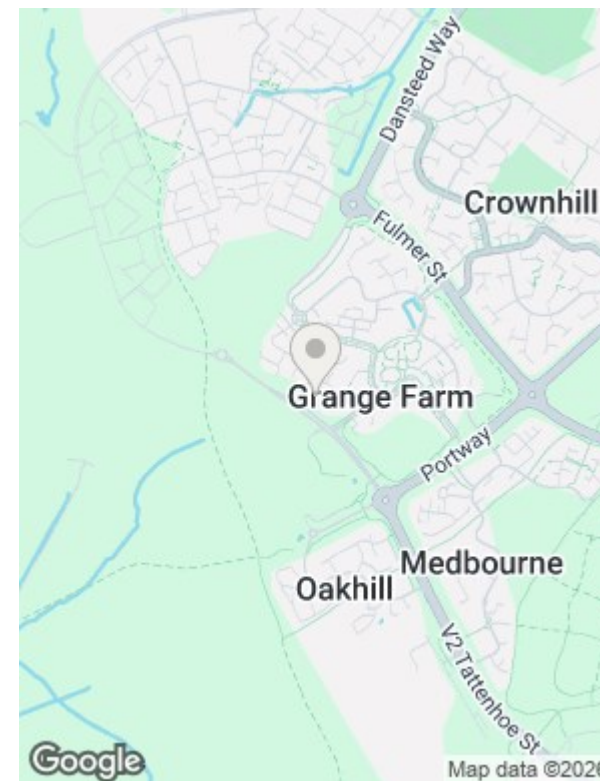


First Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 140.4 sq. metres (1511.5 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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	

