



Hornbeam, Newport Pagnell, MK16 0LD

welcome to

Hornbeam, Newport Pagnell

CHAIN FREE - A beautifully presented detached four/five-bedroom family home offering spacious & highly versatile accommodation in Newport Pagnell. The ground floor offers an excellent balance of sociable & practical living space whilst having well-proportioned bedrooms, the master with an en-suite.

Entrance Hall

Double-glazed door to the front and door to the lounge.

Lounge

Feature fireplace, TV point, maple hardwood flooring and 2 radiators. Stairs to the first floor and double-glazed window to the rear and double-glazed door leading into the garden room. Leads through to the study area.

Study Area

Radiator, maple hardwood flooring and double-glazed window to the front.

Garden Room

Of Upvc and brick construction with double-glazed windows to both sides and the rear. Radiator and tiled flooring. Double-glazed door leads out to the garden.

Kitchen/Diner

Partially tiled, fitted kitchen, with a mix of wall and base units with granite work surfaces, inset sink with mixer tap, cooker hood and space for a range style cooker. Space for a dishwasher and fridge/freezer. Radiator and space for a dining table and chairs. Double-glazed windows to the front and rear. Open to the utility room and door to the second reception room/bedroom.

Utility Room

Fitted with base units with work surface over, space for a washing machine and double-glazed window to the side. Double-glazed stable door to the rear.

Second Reception/Bedroom

LVT flooring, radiator and double-glazed window to the side.

First Floor Landing

Stairs from the ground floor, LVT flooring and access to the main loft. Doors to the remaining bedrooms and the family bathroom.

Bedroom One

LVT flooring, radiator and access to boarded loft storage. Double-glazed window to the front. Door to the en-suite.

En-Suite

Fully tiled with a wash hand basin, low-level WC and a shower cubicle. Heated towel rail, extractor fan and double-glazed obscured window to the side.

Bedroom Two

LVT flooring, radiator and double-glazed window to the front.

Bedroom Three

Built-in storage cupboard, LVT flooring, radiator and double-glazed window to the rear.

Bedroom Four

Radiator and double-glazed window to the front.

Bathroom

Fully tiled with a wash hand basin, low-level WC and a bath. Heated towel rail and double-glazed obscured window to the rear.





Outside **Front Garden**

Access via a gate to a large driveway providing off-road parking for approximately six cars and a storage shed.

Rear Garden

Enclosed garden which is mainly paved with slated borders and a shed with power.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [brownandmerry.co.uk/Property/NPL108271](https://www.brownandmerry.co.uk/Property/NPL108271)



welcome to

Hornbeam, Newport Pagnell

- DETACHED FOUR/FIVE BED FAMILY HOME
- LARGE DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- BRIGHT & AIRY LIVING ROOM
- IMMACULATE CONDITION
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£465,000



Outbuilding 1



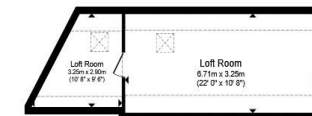
Outbuilding 2



Ground Floor



First Floor



Loft Storage Space

Total floor area 174.1 m² (1,874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online brownandmerry.co.uk/Property/NPL108271



Property Ref:
NPL108271 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



brownandmerry.co.uk