



Farinton, Two Mile Ash, MK8 8ES



13 Farinton
Two Mile Ash
Buckinghamshire
MK8 8ES

Offers In Excess Of £475,000

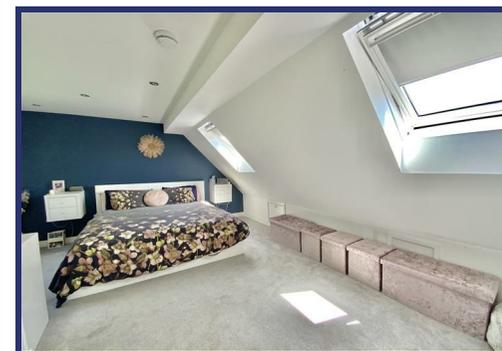
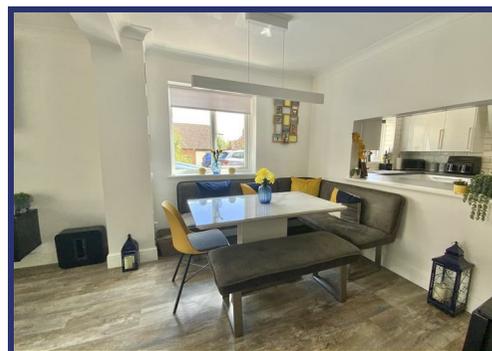
A stunning 5 bedroom detached house, which has been extended and had many improvements carried out, at great expense, by the current owner, making for a fabulous family home.

It has accommodation set over three floors comprising a hall, cloakroom, open plan lounge and dining areas with a wood-burning stove -perfect for entertaining guests or simply relaxing with your family. Fitted kitchen with appliances. The first floor offers 4 bedrooms including an en-suite bedroom and a family shower room. The recent attic conversion is dedicated to a stunning master suite with a large bedroom, dressing area and a large ensuite bathroom - in all plenty of space for everyone to enjoy!

Outside a driveway offers parking with an electric car charging point and a single garage. The rear garden is enclosed and has an attractive backdrop of mature trees.

Whether you're looking for a family home with ample space or a property to host gatherings, this house in Farinton is sure to meet your needs. Don't miss out on the opportunity to make this house your home sweet home.

- Extended & Much Improved Detached House
- Garage, driveway & Electric Car Charging Point
- Open Plan Lounge/Dining Room
- Fitted kitchen With Appliances
- 5 Bedrooms - With Large Master Suite
- 3 Bath/ Shower Rooms (2 En-suite) & Cloakroom
- Small Cul-De-Sac
- Popular Location for School Catchment
- Beautifully Presented – Must Be Seen
- Electric Underfloor Heating In Living Room & Dining Area





Ground Floor

A front door opens to the entrance hall which has dado panelling, stairs to the first floor and replacement oak veneer doors to all rooms. Under stairs cupboard and door to the rear pathway which leads to the rear garden. Luxury vinyl flooring which also runs through to the lounge and dining area.

The cloakroom has a suite comprising WC and wash basin. Window to the rear.

The property has an open-plan lounge/dining room. The dining area has a large hatch from the kitchen making for a sociable area, window to the front, and is open-plan to the living room. The living room has a wood burning stove and triple bi-fold doors opening to the rear garden.

A kitchen has a range of units to floor and wall levels with worktops and one and a half bowl sink unit. Integrated appliances include an induction hob, extractor hood, double oven to include a combination microwave, fridge/freezer, dishwasher and washing machine. Tiled floor, tiled walls and window to the front. Wide serving hatch to the dining area.

First Floor

The landing has dado panelling, window to the rear, stairs to the second floor, storage cupboard and oak veneer doors to all rooms.

Bedroom 2 is a double bedroom located to the front with a built-in double wardrobe. It has an en-suite shower room with a suite comprising WC, wash basin with vanity unit, and a double sized shower cubicle. Slate tiling to the walls. Window to the front.

Bedroom 3 is a double bedroom with a window to the overlooking the rear garden.

Bedroom 4 has a window overlooking the rear garden.

Bedroom 5 /study has a window to the side.

The family shower room has a suite comprising WC, wash basin with vanity unit and a shower cubicle. Slate tiled walls. Window to the front.

Second Floor

The landing has a window to the rear and a door to a master bedroom.

The master suite is a large double bedroom with a dressing area which has fitted wardrobes, window to the rear and a part sloping ceiling to the front with two skylight windows. Door to the en-suite bathroom.

A large en-suite bathroom has a suite comprising WC, wash basin with vanity unit and a bath with glass screen and shower over. Tiled walls and skylight window to the front.

Gardens

The front of the property is laid with gravel providing off-road parking, and electric car charging point and access to the garage. Gated access to the rear garden.

The garden has been designed with low maintenance in mind with a large porcelain tiled patio area undercover, and the remainder is laid with timber decking with some planted beds. Enclosed by fencing. The property backs onto a small wooded area with a backdrop of mature trees.

Garage

Brick-built garage with up and over door, side pedestrian door, pitch tiled roof providing loft storage space, power and light connected.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: E.

Location - Two Mile Ash

Two Mile Ash has a local centre with a supermarket, Post Office and a fish and chip shop. It has two highly rated schools (Two Mile Ash Middle School and Ashbrook First School) and two pre-schools (Two Mile Ash Pre-school and Helping Hands). Lodge Lake and Loughton Valley Park are a pleasant 5 minute walk away, and Abbey Hill Golf Club and the Mercure Hotel and Conference Centre are close by. CMK railway station with trains to London Euston and the North is approximately three miles away, with the fastest trains to Euston taking just 30 minutes. CMK shopping centre is a reasonable walk or short bus/car journey away.

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.

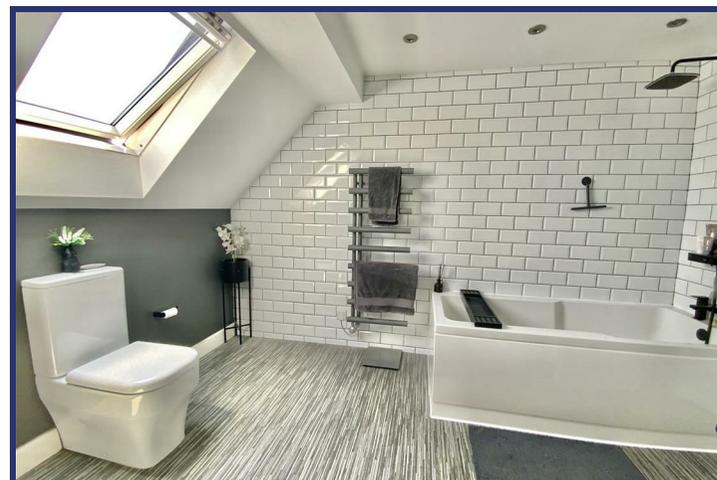
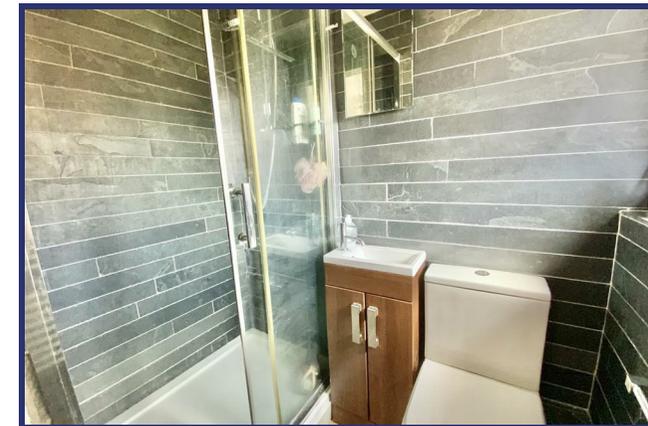
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

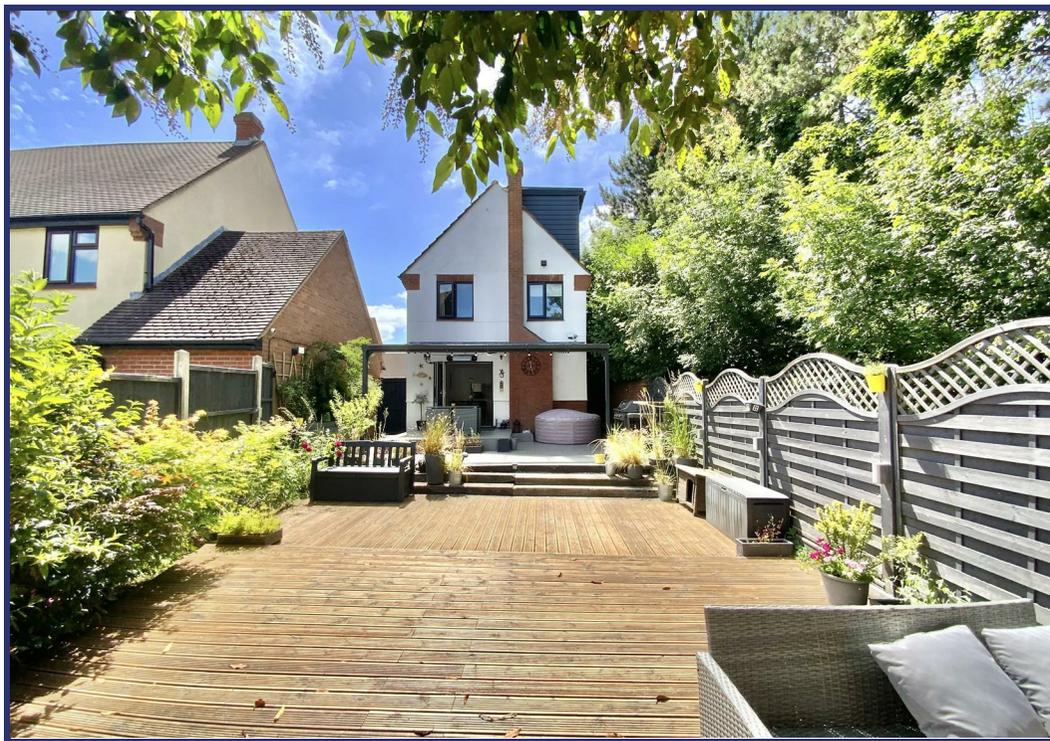
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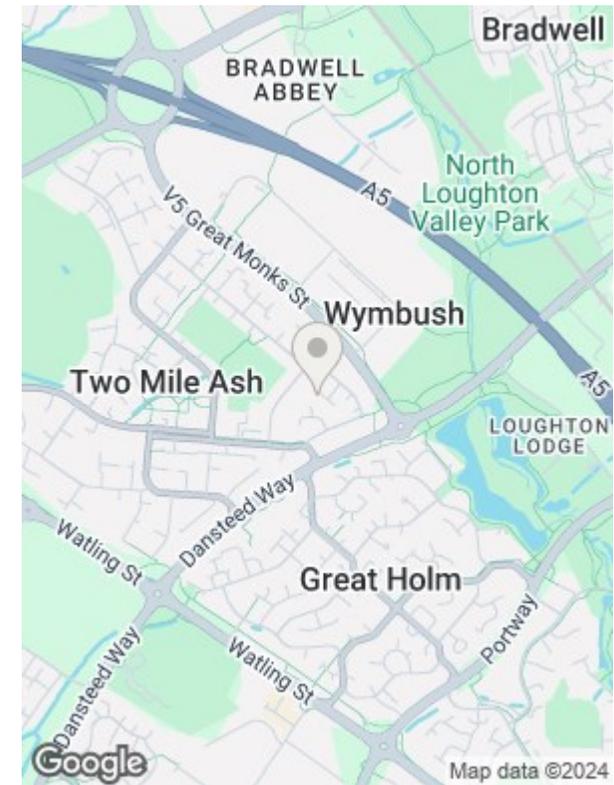
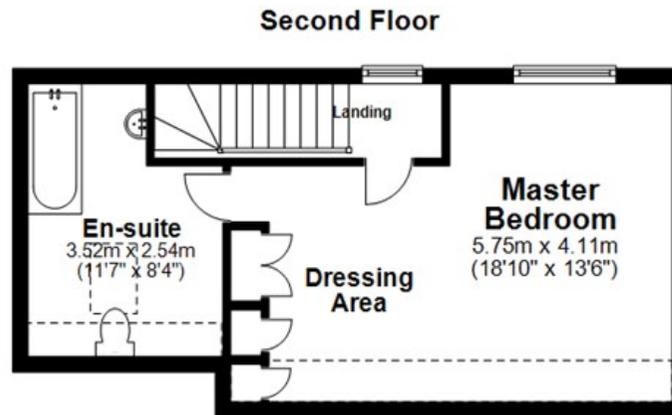
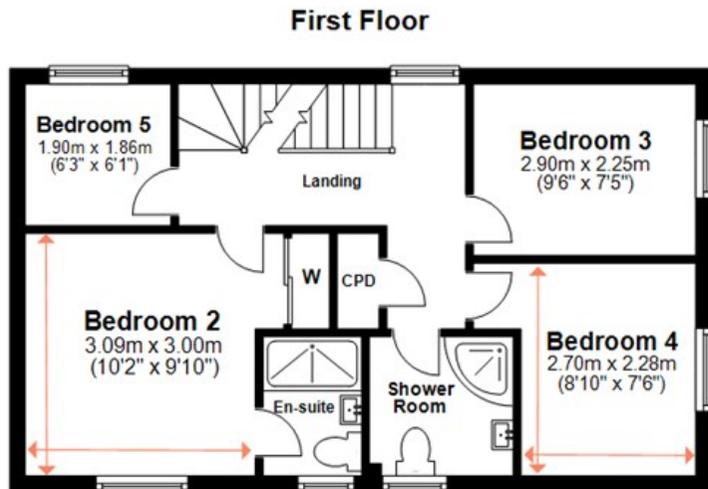
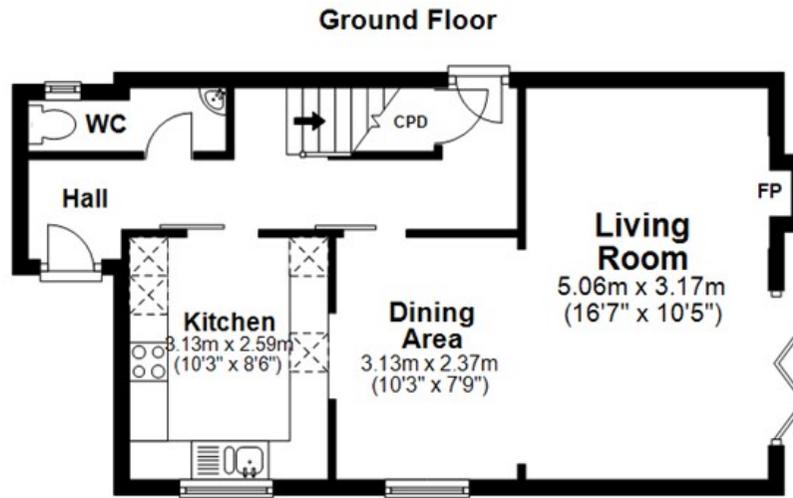
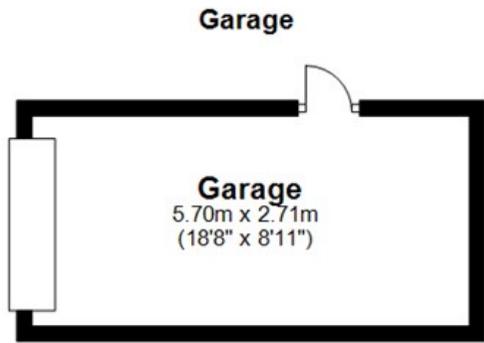
Disclaimer

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.









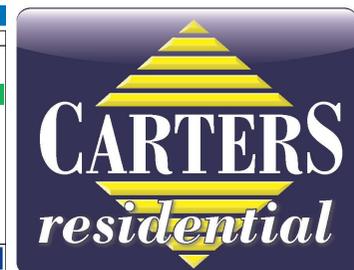
Viewing Arrangements

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

- 01908 561010
- miltonkeynes@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	72	
(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	



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 shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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.