



Cottingham Grove, Milton Keynes, MK3 5AA





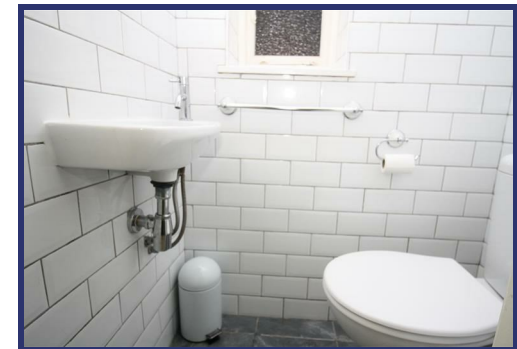
**47 Cottingham Grove  
Bletchley  
Milton Keynes  
MK3 5AA**

**£410,000**

**A SPACIOUS AND EXTENDED THREE BEDROOM BAY FRONTED SEMI DETACHED PROPERTY, RESTING ON A GENEROUS PLOT, BACKING ON TO PARKLAND and situated in one of Bletchley's premier locations on the POET DEVELOPMENT.**

It is located within a short walk to the famous Bletchley Park and Bletchley train station providing mainline links to London Euston within 45 minutes, as well as giving easy access to the A5 and M1. In addition the town centre is also a short distance with all the amenities it has to offer including shops, parks, leisure and schools. The accommodation in brief comprises an entrance porch, entrance hall, DOWNSTAIRS CLOAKROOM, lounge with walk-in bay window and fireplace, dining area, kitchen with built in oven and hob, first floor landing, three bedrooms all with fitted wardrobes and a family shower room. The benefits include UPVC double glazing (where specified), gas to radiator central heating, front and a REAR GARDEN MEASURING IN EXCESS OF A 100FT and an OVERSIZED ATTACHED GARAGE with driveway in front offering off parking for up to two vehicles. The property is offered with NO UPPER CHAIN and there is PLENTY OF SCOPE TO EXTEND STPP. Internal viewing is recommended. EPC rating C.

- Premier Location
- Walking Distance To Bletchley Train Station
- Extended Bay Fronted Three Bedroom Semi Detached
- Downstairs Cloakroom
- Separate Lounge & Dining Area
- Three Bedrooms All With Fitted Wardrobes
- Oversized Garage & Driveway
- Rear Garden Measuring In Excess Of 100FT
- No Upper Chain
- EPC Rating C







### Entrance Porch

Entered via a UPVC door with patterned double glazed panel and obscure UPVC double glazed side panels. Ceramic tiled flooring. Hardwood door with patterned glazed panels into entrance hall.

### Entrance Hall

Stairs rising to first floor. Doors to dining area, kitchen and downstairs cloakroom. Radiator. Under stairs storage cupboard. Ceramic tiled flooring.

### Downstairs Cloakroom

Obscure glazed window to side aspect. White two piece suite comprising of a low-level WC and a wall mounted wash hand basin. Tiled walls to three-quarter height. Tiled flooring.

### Lounge

UPVC double glazed walk-in bay window to front aspect. Wood surround fireplace with inset coal effect gas fire and a marble effect hearth. Radiator. TV point. Ceramic tiled flooring. Squared edged archway to dining area.

### Dining Area

Double glazed sliding patio doors onto rear garden. Radiator. Ceramic tiled flooring.

### Kitchen

UPVC double glazed windows to rear and side aspects. Fitted kitchen comprising of a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in oven and hob with extractor hood over. Integrated wine rack. Space for fridge/freezer and washing machine. Radiator. Tiled to splash back areas. Courtesy door to garage. Ceramic tiled flooring.

### First Floor Landing

Patterned UPVC double glazed window to side elevation. Doors to three bedrooms and a shower room. Loft access with boiler.

### Principle Bedroom

UPVC double glazed window to rear elevation. Fitted range of wardrobes with storage units over. Radiator. Laminate wood flooring.

### Bedroom Two

UPVC double glazed window to front elevation. Fitted wardrobes with storage units over. Radiator. Laminate wood flooring.

### Bedroom Three

UPVC double glazed window to rear elevation.

Radiator. Fitted wardrobe with storage units over. Laminate wood flooring.

### Shower Room

Patterned UPVC double glazed window to front elevation. White three-piece suite comprising of a fully tiled shower cubicle, pedestal mounted wash hand basin and a low-level wc. Radiator. Tiled walls to three-quarter height. Tiled flooring.

### Exterior

Front Garden- Mainly laid with pebbles and a central planted area. Blocked paved driveway to side in front of garage offering off road parking for up to two vehicles. Hedge to front and sides. Entered via two wrought iron gates.

Rear Garden- Generous sized regarding measuring in excess of 100 foot in length and backing onto parkland. Comprises of a crazy paved and a raised patio. Small brick retaining wall leading out onto lawn. Various small trees. Summer house and greenhouse to remain. Fully enclosed by timber fencing. Gated rear access. Double side hinge doors to garage.

### Garage

Attached oversized garage with up and over door. Power and light.

### Note To Purchasers

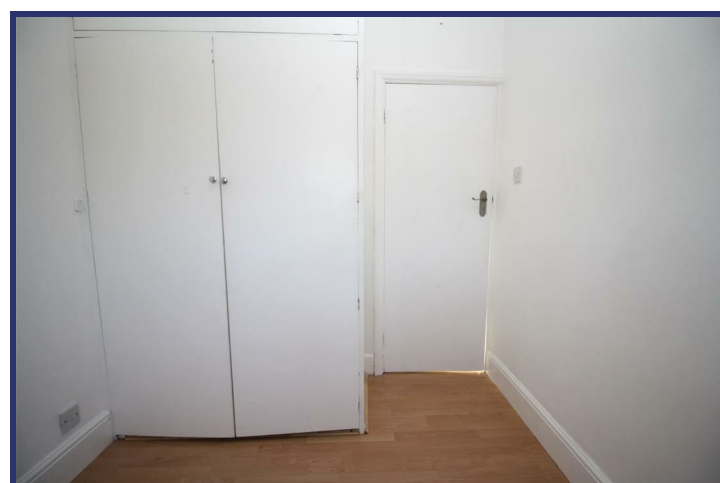
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

### 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.





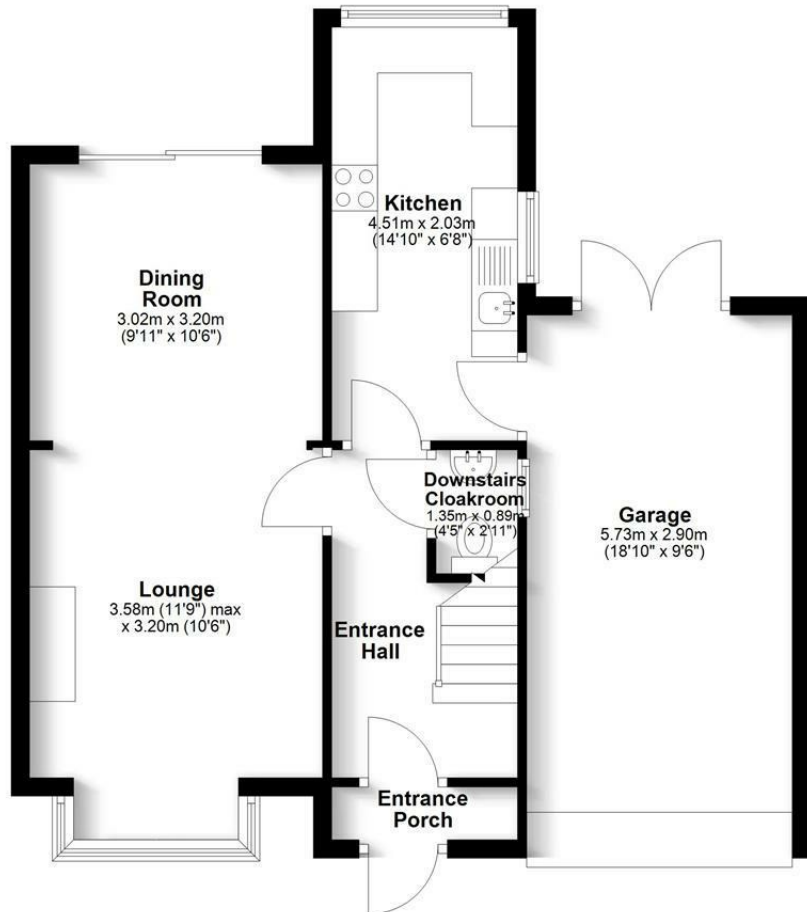






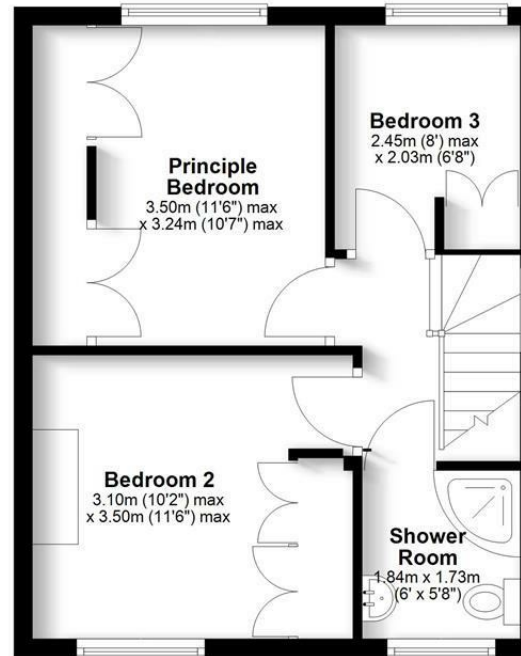
## Ground Floor

Approx. 58.5 sq. metres (629.9 sq. feet)

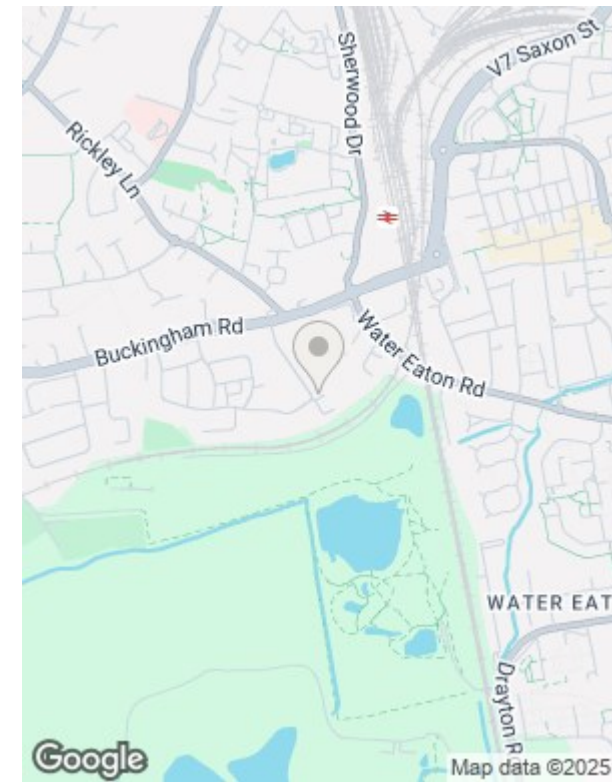


## First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 94.2 sq. metres (1014.2 sq. feet)



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 646699

bletchley@carters.co.uk

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	
69	82
England & Wales	
EU Directive 2002/91/EC	

