



Leon Avenue, Milton Keynes, MK2 2HL



31 Leon Avenue  
Bletchley  
Milton Keynes  
MK2 2HL

## Offers In Excess Of £375,000

A RECENTLY REDECORATED BOX BAY FRONTED FOUR DOUBLE BEDROOM SEMI DETACHED property, RESTING ON A GENEROUS PLOT in a desirable NON ESTATE LOCATION, in the heart of Bletchley Town centre. The location means it is only a short walk to a good variety of shops, restaurants, cafes and leisure centre as well as being ideal for commuters with the railway station providing mainline links to London Euston within 45 minutes. In addition it is in easy access to the A5 and M1, and a good school catchment.

The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, LOUNGE WITH ORIGINAL CAST IRON FIREPLACE, separate dining area, 19FT KITCHEN/FAMILY ROOM, first floor landing, three bedrooms, family bathroom, stairs rising second floor and a principle bedroom from a loft conversion. The benefits include UPVC double glazing, gas to radiator central heating (replacement boiler 2026), small front garden, A GENEROUS SIZED REAR GARDEN OFFERING A GOOD DEGREE OF PRIVACY, timber framed garden office and a DETACHED SINGLE GARAGE with hardstanding in front. The property offers flexible accommodation set over three floors and is offered with NO UPPER CHAIN. Internal viewing is recommended. EPC rating E.

- Non Estate Location
- In The Heart Of Central Bletchley With All Of Its Amenities
- Walking Distance To Train Station
- Bay Fronted Four Bedroom Semi Detached House
- Downstairs Cloakroom
- 20FT Kitchen/Family Room
- Flexible Accommodation Set Over Three Floors
- Generous Size Rear Garden
- Garage
- No Upper Chain





#### **Entrance Hall**

Entered via a hardwood door with obscure glazed panels. Obscure UPVC double glazed window to front aspect. Stairs rising to first floor. Part glazed doors to lounge/diner and kitchen/family room. Door to cloakroom. Door to low-level under stairs storage cupboard. Double panelled radiator. Wall mounted shoe storage unit. Wall mounted cupboard housing utility metres. Laminate wood flooring.

#### **Downstairs Cloakroom**

Obscure sealed unit window to side aspect. White two-piece suite comprising of a low-level WC and wall mounted wash hand basin with tiles to splashback areas. Replacement wall mounted Glow Work boiler. Wall mounted extractor fan. Laminate wood flooring.

#### **Lounge**

UPVC double glazed Walk-in bay window to front aspect. Original cast-iron fireplace. Gas point. Two double panelled radiators. Square edged archway to dining area. High ceiling.

#### **Dining Area**

UPVC double doors with double glazed panels and two UPVC double glazed windows onto kitchen/family room. Radiator. TV point. High ceiling.

#### **Kitchen/Family Room**

Dual aspect with UPVC double glazed windows to side aspect and UPVC double glazed double doors with UPVC double glazed windows onto rear aspect. Fitted kitchen comprising 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. Space for gas cooker with stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Integrated wine cooler. Plumbing for washing machine. Tiled to splashback areas. Radiator. Ceramic tile flooring.

#### **First Floor Landing**

UPVC double glazed window to side elevation. Stairs rising to second floor. Doors to three bedrooms and the family bathroom. Newly laid carpet.

#### **Bedroom Two**

UPVC double glazed window to rear elevation overlooking Parkland. Radiator. Newly laid carpet.

#### **Bedroom Three**

UPVC double glazed window to front elevation. Radiator. Newly laid carpet.

#### **Bedroom Four**

UPVC double glazed window to rear elevation overlooking Parkland. Radiator.

#### **Family Bathroom**

Obscure UPVC double glazed window to front elevation. White three-piece suite comprising of a panelled bath with shower tap over, wall mounted wash hand basin and

a low-level wc. Chrome heated towel rail. Tiled to splash-back areas. Wall mounted extractor fan.

#### **Second Floor Landing**

Door to principal bedroom. Newly laid carpet.

#### **Principle Bedroom**

Two UPVC double glazed windows to rear elevation overlooking Parkland. Radiator. Eaves storage cupboard. Part vaulted ceiling with spotlights.

#### **Exterior**

Front- Mainly paved with steps up to front door. Hedge and fencing to front. Small driveway to side.

Rear Garden-Generous size rear garden offering a good degree of privacy to the rear and backing onto Parkland. Comprises of small hard standing leading to a raised timber decking area. Pathway to lawn. Long hard standing in front of garage. Gates access to front. Outside tap. Fully enclosed by hedge and fencing.

Garden Office- 7'5ft x 5'7ft Of timber construction with two glazed windows. Power and light.

#### **Garage**

Detached garage situated within the rear garden. Courtesy door and up and over door. Work bench. Power and light.

#### **Property Information**

Tenure: Freehold

Local Authority: Milton Keynes Council.

Council Tax Band: Band D

#### **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.

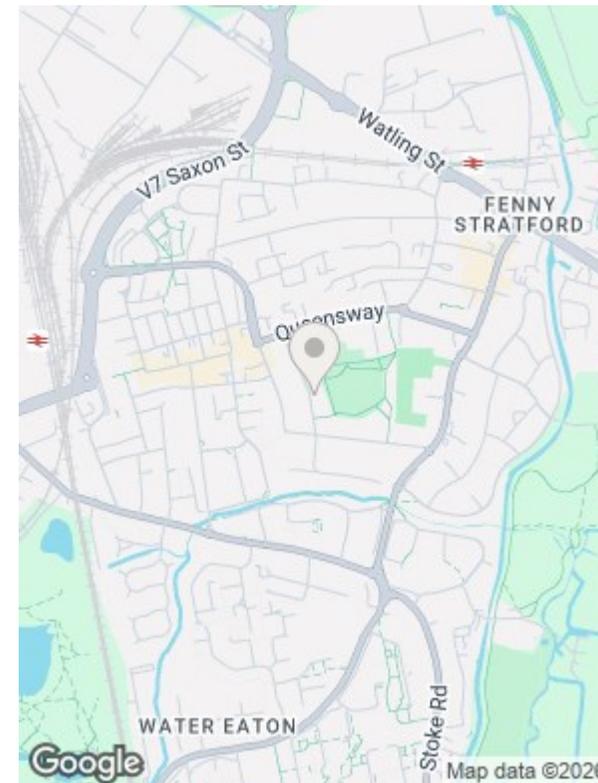
#### **Disclaimer**

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.









### Viewing Arrangements

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

 01908 646699

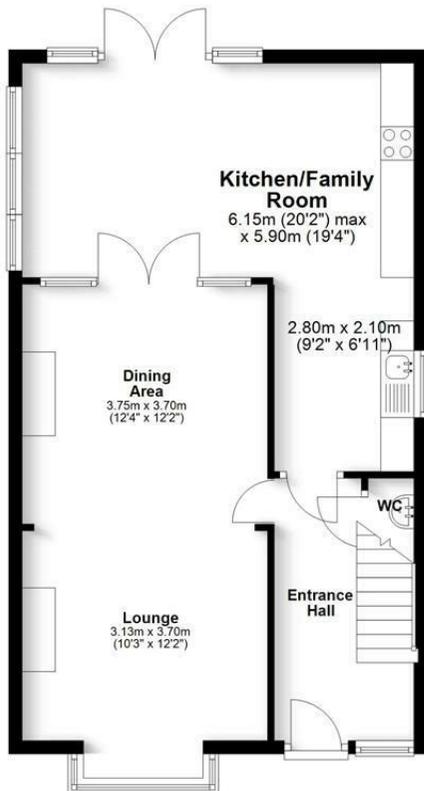
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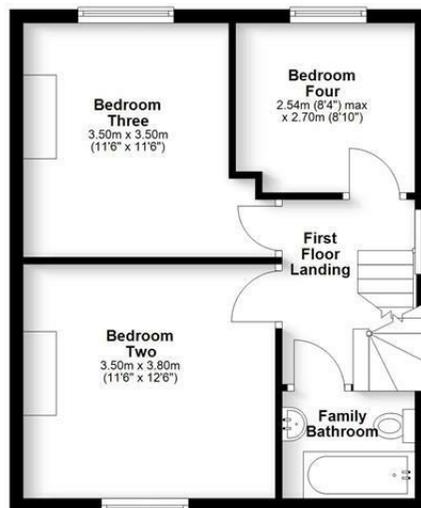
### Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



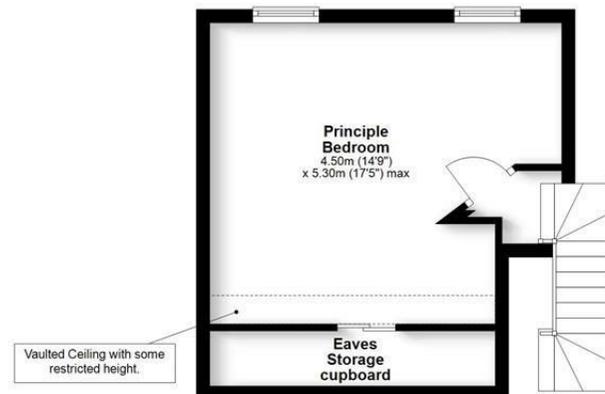
### First Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



### Second Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 129.3 sq. metres (1391.7 sq. feet)



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	

