



St. Helena Avenue, Milton Keynes, MK3 5FL



48 St. Helena Avenue
Newton Leys
Milton Keynes
Buckinghamshire
MK3 5FL

£335,000

Carters are delighted to offer to the market this **IMPOSING AND WELL PROPORTIONED THREE/FOUR BEDROOM TOWNHOUSE**, situated on the desirable semi rural development of Newton Leys. The property is within walking distance of **WILLOW LAKE** as well as being within close proximity to the **A5/A421**, Leighton Buzzard bypass and Bletchley train station with direct access into London Euston.

The accommodation in brief comprises entrance hall, **DOWNSTAIRS CLOAKROOM**, **KITCHEN/DINER/FAMILY ROOM WITH INTEGRATED APPLIANCES**, bedroom four/study, first floor landing, lounge, Bedroom three, family bathroom, second floor landing, **PRINCIPLE BEDROOM WITH ENSUITE** and bedroom two. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens, **BRICK BUILT CARPORT** and further parking situated to the rear of the property. The development has local shops and amenities including an Asda and Costa Coffee, as well as the Newton Leys primary school. In addition it is also in the school catchment for **COTTESLOE SECONDARY SCHOOL** and the **AYLESBURY GRAMMAR SCHOOLS**. The property offers **VERY VERSATILE ACCOMMODATION** set over three floors and is offered with **NO UPPER CHAIN**. EPC rating C.

- Semi-Rural Location
- Walking Distance To Willow Lake
- Spacious & Flexible Accommodation
- Downstairs Cloakroom
- Kitchen/Dining/Family Room
- Principle Bedroom With Ensuite
- Front & Rear Gardens
- No Upper Chain
- Carport & Parking
- EPC Rating C





Entrance Hall

Enter via a composite door with obscure double glazed panel into entrance hall. Stairs to first floor. Doors to kitchen/dining/family room and bedroom four. Built-in storage cupboard. Karndean flooring. Door to cloakroom.

Cloakroom

White suite comprising low level w.c. and wash hand basin. Tiled walls to half height. Radiator. Ceramic tiled flooring. Ceiling mounted extractor fan.

Kitchen/Diner/Family Room

UPVC double glazed double doors to rear garden. Kitchen comprising a range of units to wall and base levels with work surfaces over and an inset sink/drain. Slate style splashbacks. Built-in oven with five ring induction hob and stainless steel extractor hood over. Integrated upright fridge and freezer, dishwasher and washing machine. Tall-boy sliding storage unit. Downlights and floor lights. Karndean flooring. Inset spotlights to ceiling.

Bedroom Four/Study

UPVC double glazed window to front aspect. Built-in storage cupboard housing wall mounted boiler. Radiator. Telephone point.

First Floor Landing

Stairs rising to second floor. Doors to all rooms.

Lounge

Two UPVC double glazed windows to front aspect. T.V. point. Radiator.

Bedroom Three

UPVC double glazed window to rear aspect. Radiator. Airing cupboard.

Family Bathroom

White suite comprising low level w.c., wash hand basin and panel bath with shower tap over. Chrome heated towel rail. Tiled walls to half height. Shaver point. Ceramic tiled flooring. Ceiling mounted extractor fan.

Second Floor Landing

Doors to all rooms. Access to loft.

Principle Bedroom

UPVC double glazed window to front aspect. Radiator. Built-in double wardrobe. Door to en-suite.

En-suite

White suite comprising fully tiled shower cubicle, low level w.c. and wash hand basin. Tiled to splashback areas. Chrome heated towel rail. Shaver point. Ceramic

tiled flooring. Ceiling mounted extractor fan. Inset spotlights.

Bedroom Two

UPVC double glazed window to rear aspect. Radiator.

Exterior

Front Garden

Paved and steps up with railing leading to front door. Small hedge to side.

Rear Garden

Well maintained comprising paved patio area. Artificial lawn. Stone area with planted border. Timber shed to remain. Path leading to foot of garden. Gated rear access. Outside tap. Fully enclosed by timber fencing.

Carport & Parking

Brick-built carport with further parking in front situated to the rear of the property.

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 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. Some items may be available subject to negotiation with the Vendor.

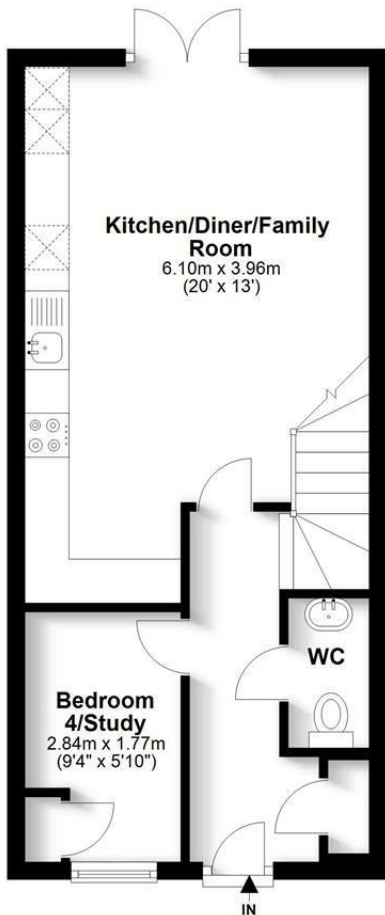






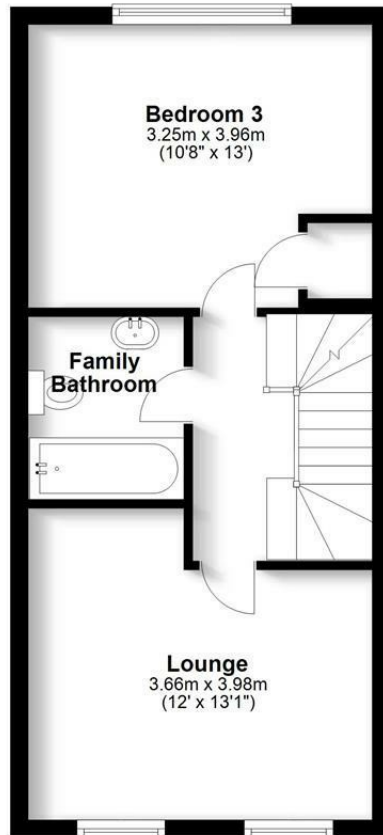
Ground Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



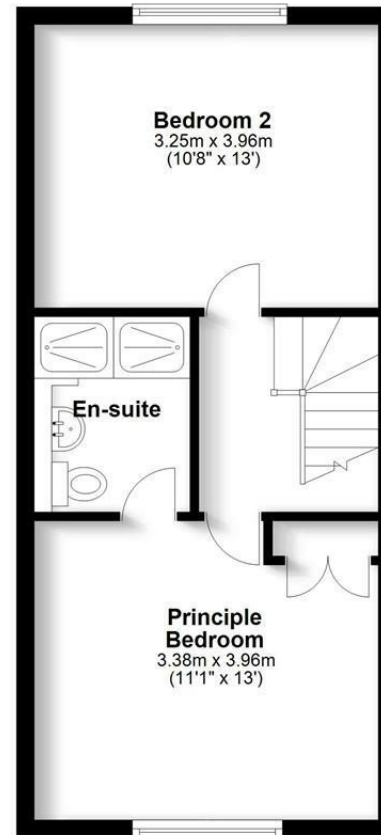
First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Second Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 106.6 sq. metres (1147.7 sq. feet)



Viewing Arrangements

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

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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			
EU Directive 2002/91/EC		76	90
England & Wales			

