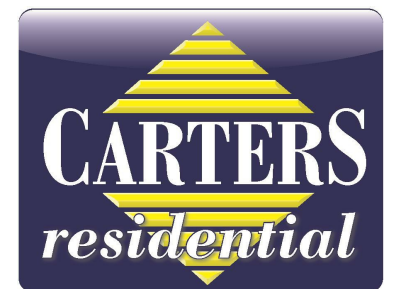




Main Road, Milton Keynes, MK17 0JR



39 Main Road
Drayton Parslow
Milton Keynes
Buckinghamshire
MK17 0JR

Offers In Excess Of £450,000

Carters are delighted to offer to the market this **EXTENDED BAY FRONTED THREE BEDROOM DETACHED** property, **BACKING ON TO THE SPORTS PAVILLION**, in the heart of the much desired village of Drayton Parslow.

The accommodation in brief comprises an entrance hall, **DOWNSTAIRS CLOAKROOM**, lounge/diner with a feature marble fireplace, kitchen with built in oven and hob, **UTILITY ROOM**, first floor landing, bedrooms one & two with fitted bedroom furniture, bedroom three and a family shower room. The benefits include UPVC double glazing, gas to radiator central heating, landscaped rear garden offering a good degree of privacy to the rear and driveway to the front offering off road parking. The property is offered with **NO UPPER CHAIN** and internal viewing at your earliest convenience is recommended at demand is expected to be high. EPC rating D.

- Desirable Village Of Drayton Parslow
- Bay Fronted Three Bedroom Detached
- Backing On To The Sports Pavillion
- Downstairs Cloakroom
- 25FT Lounge/Diner
- Utility Room
- Landscaped Rear Garden
- Driveway To The Front
- No Upper Chain
- EPC Rating D





Entrance Hall

The property is entered via a composite door with an obscure light leaded double glazed panel and obscure UPVC double glazed side panels. Stairs rising to the first floor. Radiator. Doors to lounge/diner and cloakroom. Low level understairs storage cupboard.

Cloakroom

Obscure double glazed window to side aspect. Suite comprising low level w.c. and wash hand basin with vanity unit under. Radiator. Handrail. Tiled flooring. Tiled walls to half height.

Lounge/Diner

UPVC double glazed bay window to the front aspect. UPVC door with double glazed panels and UPVC double glazed side panels to the kitchen. Part glazed door to utility room. Feature marble fireplace with inset coal effect electric fire. Three radiators. T.V. point.

Kitchen

UPVC double glazed window to rear aspect. UPVC double glazed door with double glazed panels to side. Fitted in a range of units to wall and base levels with wooden worksurfaces over. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in double oven and gas hob with extractor hood over. Glass display units. Space for fridge/freezer. Radiator. Tiled to splashback areas.

Utility Room

UPVC double glazed window to side aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Space for washing machine, dryer and a low level freezer. Tiled to splashback areas. Wall mounted boiler. Ceramic tiled flooring.

First Floor Landing

UPVC double glazed window to side elevation. Access to fully boarded loft. Doors to all rooms.

Bedroom One

UPVC double glazed bay window to front elevation. Range of fitted bedroom furniture to include wardrobes, dresser and bedside tables. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. Range of fitted bedroom furniture to include wardrobes, dresser and bedside tables. Radiator.

Bedroom Three

UPVC double glazed window to rear elevation. Radiator.

Family Shower Room

Obscure UPVC double glazed window to front elevation. Suite comprising glass shower cubicle with handrail, wash hand basin with vanity unit under and low level w.c. Radiator. Two handrails. Fully tiled to walls and floor. Ceiling mounted extractor fan.

Exterior

Front Garden

Fully blocked paved offering off-road parking. Enclosed by timber fencing.

Rear Garden

Well maintained and landscaped rear garden offering a good degree of privacy to the rear. Paved patio area with raised wood sleeper planters. Remainder laid to artificial lawn. Path leading

to foot of garden. Further raised wood sleeper planter. Two sheds to remain. Block paved path to side leading to gated front access. Outside tap. Fully enclosed by timber fencing.

Location

The village of Drayton Parslow dates back to the eleventh century and has a rich historical lineage, mentioned in the Domesday Book. It is a small village with an active sports and social club, village hall, recreation ground and village Inn. There is a Primary School in the village and Middle School in nearby Stewkley. Preparatory schools can be found at Swanbourne and Akeley. Stowe School is within easy reach and the property is in the catchment area for the Royal Latin School in Buckingham. The nearby towns of Aylesbury, Leighton Buzzard and the city of Milton Keynes provide comprehensive shopping and leisure facilities. Milton Keynes and Bletchley are approximately 8 miles away and 4 miles away respectively and offer a fast rail service to London, Euston. Leighton Buzzard has a rail service to London Euston, trains taking approximately half an hour. Aylesbury has a main line station for Marylebone. Golf clubs can be found at Stewkley, Buckingham and Milton Keynes where there is also an indoor ski slope, water sports and the National Badminton Centre. Live in the village and you'll be part of a small, friendly community.

Notes To Purchasers

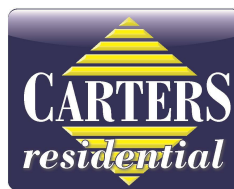
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

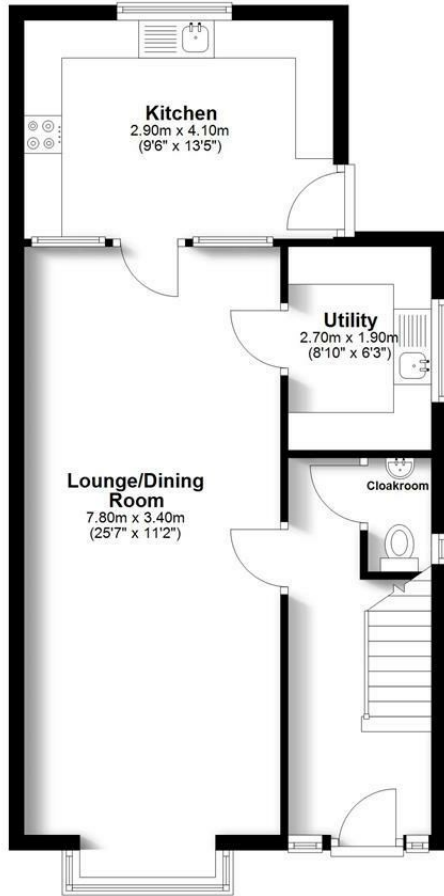






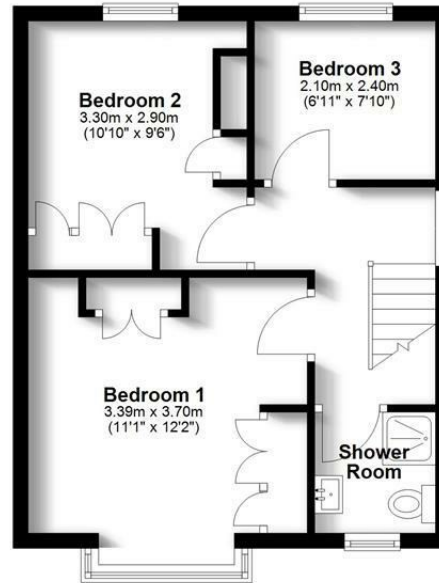
Ground Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

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.



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		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

