



11 Teedon Lane

Olney MK46 4FT

FINE & COUNTRY

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We are delighted to offer for sale two this double bedroom detached bungalow within close proximity to Sainsbury's supermarket and the northern sector of the High Street in OLNEY. The property is offered with two car parking spaces and no upper chain.

The attractively decorated accommodation comprises: a large entrance hallway, living room, open plan kitchen/dining room with utility, two double bedrooms, Master bedroom with dressing area and ensuite shower room also with a separate bathroom. Externally, the gardens have been landscaped to offer a low maintenance and enclosed garden. Off road parking for 2 vehicles.

Property description

In detail the accommodation comprises: entrance hallway entered via an obscure double glazed door. The hallway has ceiling downlighters, a smoke alarm, loft access, double glazed window to the side elevation looking onto the rear gardens. Radiator. Doors lead off to the lounge, kitchen, bathroom and both bedrooms.

The living room has a feature walk in bay window with an additional double glazed window to the side elevation. There are two further double glazed windows to the front elevation and a wall mounted television. TV points and telephone point. Ceiling lighting.

The kitchen dining room is well proportioned and has a double glazed window to the front elevation and double French style doors opening to the rear gardens. There is also a double glazed window to the side elevation offering an excellent flow of natural light. The kitchen area is fitted with a range of base and eye level units incorporating a single drainer sink unit with mixer taps over and cupboards under, fitted work surfaces and under pelmet lighting, built in fridge and freezer, built-in hob and extractor fan and built-in oven and microwave. This area can comfortably seat six and has a ceiling light, smoke alarm and space for freestanding furniture.

The large master bedroom offers ample space for a double bed, chest of drawers and wardrobes. There are several double glazed windows, a ceiling light and a doorway leading through to a dressing area with hanging space, shelving and rails. Door to the ensuite shower room which comprises a low-level WC, wall mounted wash hand basin in vanity units with cupboards under and a walk in shower. This serves as a very practical wet room. Here can be found a ceiling light, extractor fan, double glazed opaque window, tiled flooring, a heated towel rail and shaver point.

Bedroom two is also a good sized double bedroom and is currently used as an additional sitting room, large enough for a three seater sofa and a piano with a double glazed door leading through to the rear gardens. Double glazed window to the side elevation. Radiator, ceiling light.

The bathroom is fitted with a three-piece white suite comprising low-level WC, wall mounted wash hand basin in a vanity unit also panelled bath with a protective screen and wall mounted shower. Shaver point, tile flooring, heated towel rail. Opaque double glazed window to the rear elevation. Ceiling light. Wall tiles.

Outside
The front gardens are laid to lawn and enclosed by a low-level hedge, trees and bushes. There is a paved pathway leading to the entrance door; this pathway extends round to the side elevation. There is also a block paved driveway providing hardstanding for off-road car parking for two vehicles. The rear gardens have been professionally landscaped to offer a low maintenance garden enhanced by a large paved patio area adjacent to the property surrounded by a variety of low maintenance shrubs, flowers, bushes, and plants. There is a water feature creating a tranquil atmosphere within the fully fenced garden which offers privacy and seclusion. Off road parking 2 vehicles.

Service charge for this property is only £2258.00 per annum to cater for attention to window cleaning and maintenance of the front gardens.
Council tax band "E" current cost as of 03/03/2026 £2893.71 per annum
All mains services connected





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.

Notice to purchaser/s

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 need to 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.



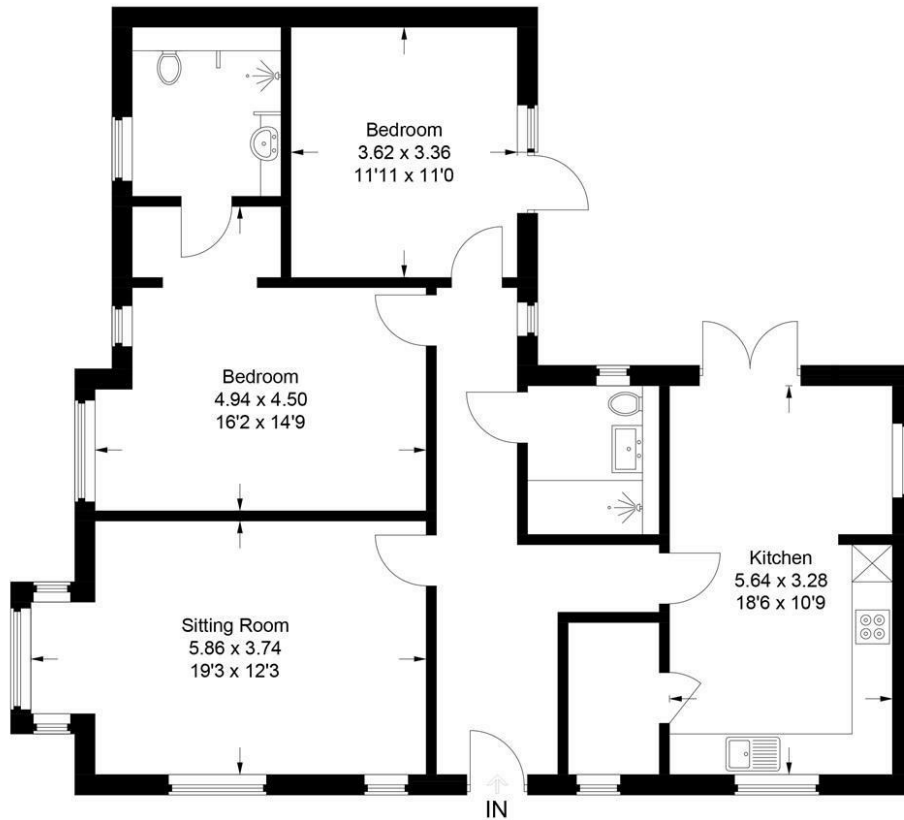


INTO EACH DAY PUT
ONE TEASPOON OF
GOOD SPIRITS
A DASH OF
FUN
PINCH OF FOLLY
AND A HEAP FULL OF
LAUGHTER





Approximate Gross Internal Area = 100.1 sq m / 1,077 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(82 plus) A		
(81-91) B		83	(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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