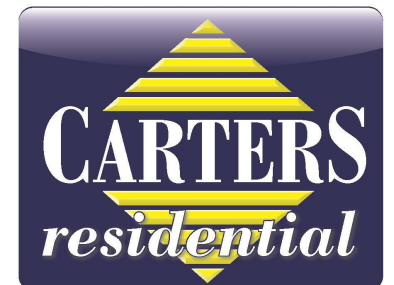




Titus Court, Fairfields, MK11 4AS



27 Titus Court
Fairfields
Buckinghamshire
MK11 4AS

£635,000

A beautifully presented and spacious four bedroom detached house located at the end of a private drive with ample parking.

The property has accommodation set on two floors comprising; a spacious entrance hall, cloakroom, 3 reception rooms to include a large living room, separate dining room and a study. It has a large fully fitted kitchen/dining room with appliances and a utility room. On the first floor there are four double bedrooms – each with built-in wardrobes, the master bedroom with an en-suite shower room and a family bathroom.

Outside the property has beautifully landscaped gardens, parking for three cars and a large single garage. The property is located at the end of a private driveway on this most sought after development and is a short walk from the new school.

- Detached House
- 4 Double Bedrooms each with Wardrobes
- Master Bedroom with En-suite
- Three Reception Rooms
- Large Kitchen/Dining Room
- Utility Room & Cloakroom
- Secluded Landscaped Garden
- Garage & Driveway for 3 Cars
- Beautifully Presented Throughout
- Solar Panels





Ground Floor

The central entrance hall has stairs to the first floor, a double sized cupboard and doors to all rooms.

The cloakroom has a suite comprising WC and wash basin, window to the side and part tiled walls.

The large living room is located to the rear, a triple aspect room with a bay window to the side, window to the rear and French doors opening to the garden.

A separate dining room is located to the front with a bay window and adjoining doors to the kitchen and entrance hall.

The study is located to the front.

The large kitchen/dining room has an extensive range of white high-gloss fronted units with worktops and a 1 1/2 bowl sink unit and a water softener. Integrated appliances include an electric hob, double oven, dishwasher, fridge/freezer and a wine cooler. A bay window to the rear has French doors opening to the rear garden.

The utility room has matching kitchen units, worktops and a sink. Space for a washing machine and tumble dryer. Cupboard housing gas central heating boiler and door to the rear garden.

The family bathroom has a four piece suite comprising a WC, wash basin, double ended bath and a separate shower cubicle. Tiled floor and walls and window to the front.

Gardens

To the front of the property there is a lawn which stretches to the end of a small fence. There is a planted border to the side of the property. The block paved driveway runs to the front and side of the property providing parking for at least three cars.

The rear garden has been professionally landscaped at great expense with low maintenance in mind. It has a large patio with porcelain tiles, artificial lawn and a hardwood timber deck and raised beds. The garden is enclosed by fencing with gated access to the driveway and a pedestrian door to the garage.

Garage

A large detached single garage of brick construction with a pitched, tiled roof. Up and over door, side pedestrian door. Power and light and storage in the rafters.

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



First Floor

The landing has access to the loft, airing cupboard housing the hot water cylinder and doors to all rooms.

The large master suite has a double bedroom with a dual aspect – windows to both sides, and a fitted wardrobe. The en-suite shower room has a suite comprising WC, wash basin and a double sized shower cubicle. Tiled floor and walls and window to the rear.

Bedroom two is a double bedroom located to the front with a dual aspect – windows to the side and front. Built in cupboard. Fitted wardrobes.

Bedroom three is a double bedroom located to the front with fitted wardrobes.

Bedroom four is a double bedroom located to the rear with fitted wardrobes and window overlooking the landscaped rear garden.

Heating & Solar Panels

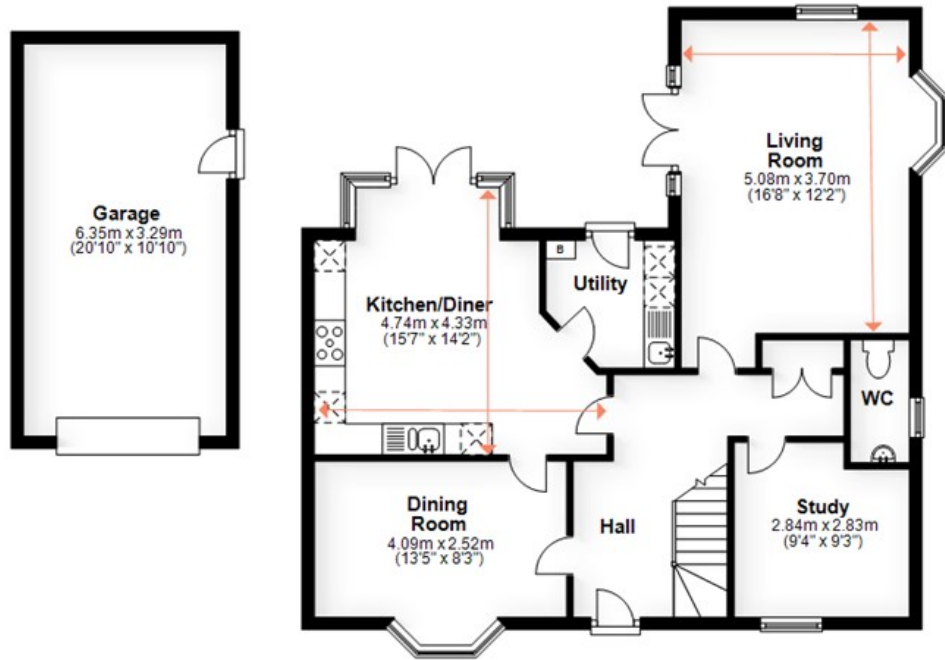
The property has gas to radiator central heating. Solar Panels with a feed in tariff.



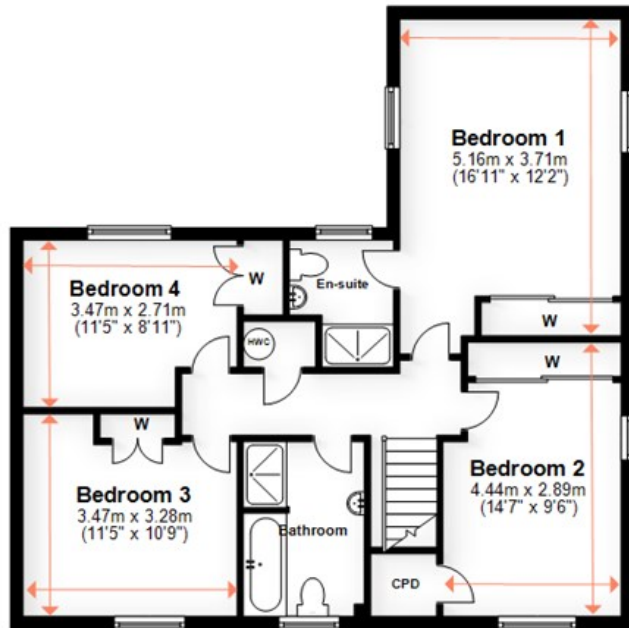




Ground Floor



First Floor



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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	93
(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	

