



Timpsons Row, Olney, MK46 4JJ

55 Timpsons Row
Olney
Buckinghamshire
MK46 4JJ

Offers Over £500,000

A superb four bedroom detached property in Timpsons Row in Olney with no upward chain, new carpets and recent redecoration.

On the ground floor the accommodation comprises: Entrance hall, w.c, lounge, dining room, kitchen and utility. On the first floor there are two double bedrooms, two single bedrooms and family bathroom. The loft has also been boarded and has power and light offering a further office space/ work room.

Outside there are gardens to the front and rear, off road carparking for one vehicle, single garage and room above. There is no upward chain with this property and it's town centre location is what will appeal to any buyer.

For further information or to arrange a viewing, please contact either Ian Fraser or Haydn van Weenen on 01234 975999, thank you.





Ground Floor

Entrance hall - A part glazed door opens into the hallway from where the staircase rises to the first floor with store cupboard under. Radiator.

Cloakroom - Suite of low flush WC and wash basin with tiling to splash areas. Opaque double glazed window.

Sitting Room - The focal point of the room is an Adams style fire inset to a splendid "Ketton" stone surround. Double glazed patio doors open into the garden and there is a bay window to the front elevation. Coving to ceiling. Radiators.

Dining Room - Coving to ceiling. Dado rail. Double glazed window to the front elevation.

Kitchen/breakfast room - One and a half bowl sink unit with matching drainer. Extensive range of cupboard units to base and high levels with good work surface space. Some cupboards have rotating shelving to maximise storage space. Tiling to splash areas. Integrated induction hob and built in combination microwave and oven. Plumbing is installed for an automatic washing machine. Laminated wood flooring. Window to rear elevation and glazed door to garden.

First Floor

The landing area has doors off to all bedroom accommodation and the family bathroom.

Bedroom One - Double glazed window to the front elevation. Built in wardrobes with folding doors. Radiator. Access to the former en suite facility which the owners have removed in favour of having a greater storage amenity. The plumbing is in situ should a buyer wish to reinstate it.

Bedroom Two - Double glazed window to the

rear elevation. Radiator.

Bedroom Three - Built in cupboard housing the hot water tank. Built in wardrobes with folding doors. Double glazed window to the front elevation. Radiator.

Bedroom Four - The loft conversion can be accessed from this room by stepladder. Double glazed window to the rear elevation.

Bathroom - Suite of panelled bath with shower mixer taps, curtain and rail, low flush WC and wash basin. Opaque window to the rear elevation. Conventional radiator and ladder radiator.

Loft - As previously mentioned access is by stepladder to a useful space entirely floored with timbered ceiling and velux rooflights. Power and lighting are installed. This is an excellent homeworking facility very much suited to the demands of the current working environment.

Outside

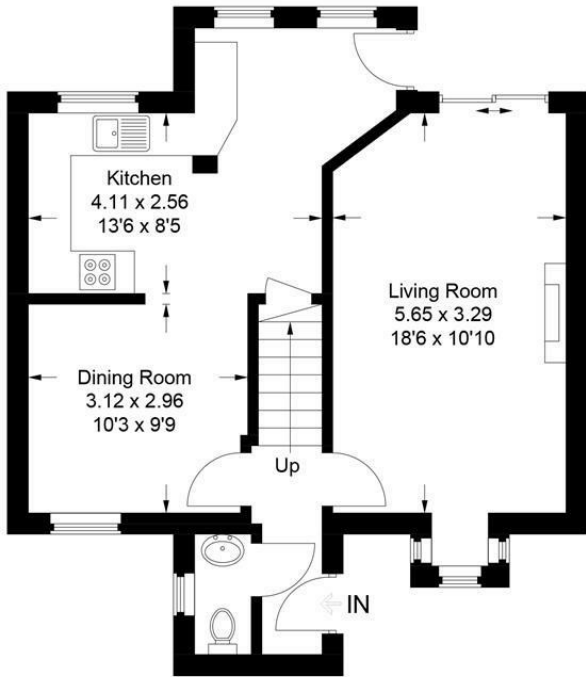
The property stands to the end of a cul de sac, a peaceful location as there is no through traffic. A driveway leads to a single garage with up and over door, power and light. There is stepladder access from within the garage to a small office area again with power and lighting.

The gardens to the front are neatly lawned with well stocked borders whilst there is a footpath to one side of the property leading to a private and secluded garden at the rear which is not overlooked. The garden is lawned, enclosed by close boarded fencing and with well stocked borders whilst a shed stands to the rear of the garage.

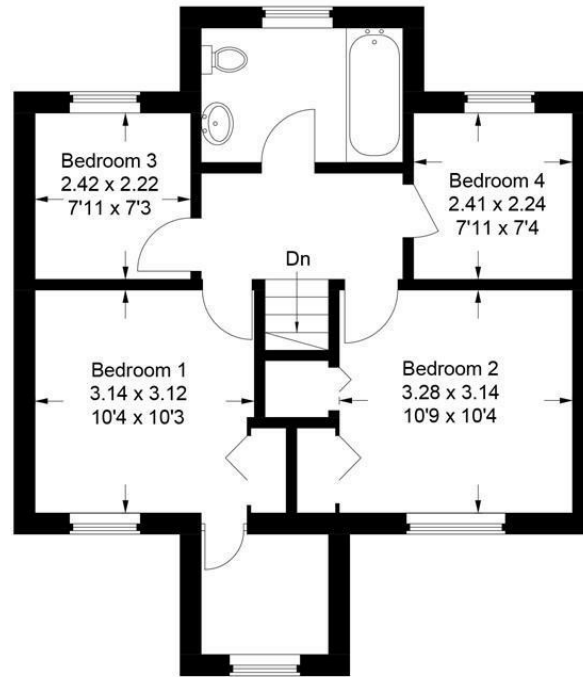




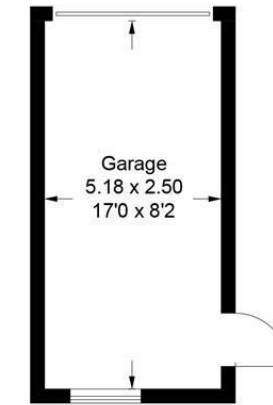
Approximate Gross Internal Area
 Ground Floor = 51 sq m / 549 sq ft
 First Floor = 50 sq m / 538 sq ft
 Garage = 13 sq m / 140 sq ft
 Total = 114 sq m / 1,227 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Viewing Arrangements

By appointment only via Fine & Country.
 We are open 7 days a week for your convenience

- 01908 713253
- miltonkeynes@fineandcountry.com
- www.fineandcountry.com
- 59 High Street, Stony Stratford
Milton Keynes MK11 1AY

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.

© CJ Property Marketing Ltd Produced for Fine & Country

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	