



Wentworth Way, Milton Keynes, MK3 7RW

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53 Wentworth Way  
Bletchley  
Milton Keynes  
Buckinghamshire  
MK3 7RW

**Guide Price £975,000**

A spacious and well appointed, five bedroom detached family residence, situated on a generous plot backing onto Windmill Hill Golf Course, in one of the most prestigious locations in Bletchley, formerly known as 'Millionaires Row'.

This self built property boasts a large reception hall, sitting room, dining room, downstairs shower room, kitchen/breakfast room, conservatory, and large utility room on the ground floor.

The first floor offers en-suite to the dual aspect master bedroom, and an en-suite dressing room, four double bedrooms, and a four piece family bathroom.

To the exterior, there is a substantial block paved driveway leading to an integral garage, mature front & rear gardens.

The location gives convenient access to the Bletchley train station with a direct route to London Euston (fast train 30 minutes), as well as great road links including the A421 & A5. Good connections to M1 (Junctions 13 & 14).

- DETACHED RESIDENCE
- FIVE BEDROOMS
- BACKING ON TO WINDMILL HILL GOLF COURSE
- LARGE DRIVEWAY & GARAGE
- SOLD WITH NO ONWARD CHAIN





#### Ground Floor

The property is entered via a UPVC front door with double glazed side windows into a large reception hall. Understairs storage cupboard and doors leading to the sitting room, kitchen/breakfast room, dining room, and the rear lobby which gives access to the rear garden. Door to the shower room with a suite comprising low level w.c., wash hand basin and a shower cubicle. Obscure UPVC double window to the rear aspect.

The living room is a dual aspect room with a bow window to the front elevation and sliding double glazed patio doors to the rear leading into the conservatory. Feature fireplace with a hearth. The conservatory is of brick base and UPVC double glazed construction. Tiled flooring. Fitted radiator. The dining room is located to the rear of the property and has sliding UPVC double glazed doors to the rear garden. A door leads into the utility room and a further door leads into the kitchen/breakfast room. The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Double electric oven, four ring gas hob with extractor hood over. Space for fridge/freezer. Tiled flooring. UPVC double glazed window to the front aspect. The utility room is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Concealed wall mounted central heating boiler. UPVC double glazed window to the rear aspect. UPVC double glazed door to the rear garden. A personal door leads into the garage.

#### First Floor Landing.

A large landing with a UPVC window to the front aspect. Access is given to five double bedrooms and the family bathroom.

The master bedroom is a dual aspect room with UPVC double glazed windows to front and rear aspects. Range of fitted wardrobes to one wall. Door to the en-suite comprising low level w.c., wash hand basin, panel bath, and a shower cubicle. Heated towel rail. Complementary tiling. Obscure UPVC double glazed window to the rear aspect. Bedroom two/guest room has fitted wardrobes and a UPVC double glazed window to the front aspect and a UPVC double glazed door opening onto a balcony overlooking the front garden. Bedroom three is a generous double with a cupboard housing the hot water tank and linen storage. UPVC double glazed window to the rear aspect. Bedroom four has part mirror-fronted wardrobes to one wall. Fitted office furniture. UPVC double glazed window to the front aspect. Bedroom five has a UPVC double glazed window overlooking the rear garden.

The family bathroom has a suite comprising low level w.c., panel bath, shower cubicle, and a wash hand basin set in a vanity unit. Tiled flooring. Heated towel rail. Obscure UPVC double glazed window to the rear aspect.

#### Gardens & Garage

The front garden is mainly laid to lawn with planted trees and shrubs. A large block paved driveway offers parking for numerous vehicles and leads to the integral garage which has an electric up and over door, power and light connected. A door leads into the utility room.

The rear garden is of a generous size and backs onto Windmill Hill golf course. The garden is mainly laid to lawn with planted borders. Paved patio area. Timber shed, summer house and greenhouse to remain. Outside water tap. Gated access to both sides of the property leading to the front garden.

#### Cost/ Charges/ Property Information

Tenure: Freehold.  
Local Authority: Milton Keynes City Council.  
Council Tax Band: Band G.

#### Note for 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.

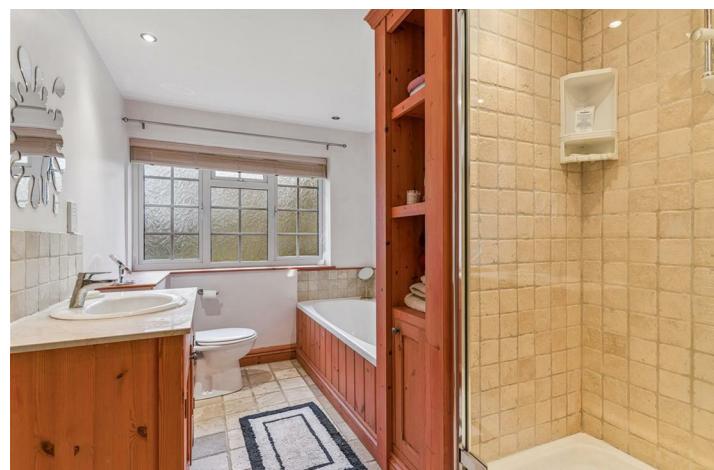
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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. 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.





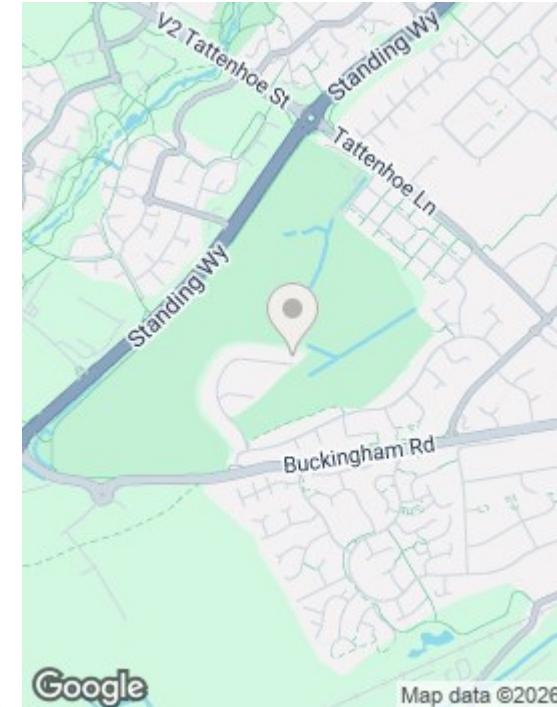
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Approximate Gross Internal Area  
 Ground Floor = 127.9 sq m / 1,377 sq ft  
 (Including Garage)  
 First Floor = 104.6 sq m / 1,126 sq ft  
 Total = 232.5 sq m / 2,503 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(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			
England & Wales			

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