



Knights Close, Olney, MK46 4JL

4 Knights Close
Olney
Bucks
MK46 4JL

Asking Price £550,000

An extremely flexible detached property located close to the thriving market place in this delightful and much sought after town. The accommodation has an extensive ground floor layout allowing use as bungalow style accommodation having two bedrooms and a wet room in addition to the normal reception areas.

A further two bedrooms and bathroom are to be found at first floor level hence the property can either be used as a bungalow with guest accommodation on the first floor or conventionally as a family four bedroom home. The accommodation comprises: Entrance lobby, Cloakroom, Sitting room, Dining area with vaulted ceiling, Kitchen, Two ground floor bedrooms, Shower/wet room whilst on the first floor there are two bedrooms one with en suite facilities. There is a single garage with parking directly in front and a sheltered easily maintained garden at the rear. The property is designed wheelchair friendly.





Ground floor

Gently inclining ramp access to the front of the property leads to a solid wooden door with glazed panels which opens into a lobby area with laminated wooden flooring. The staircase rises from this area to the first floor accommodation. Door off to the cloakroom with low flush WC and wash basin. The ceiling is coved and the front facing window has opaque glass.

The sitting room has good natural light having "French" doors with matching side panels opening into the garden and windows to the side elevation. Laminated wooden flooring. Coving to ceiling. Radiators.

The dining area has full height glazed doors and a vaulted ceiling giving a feeling of space and light. Laminated wooden flooring. Recessed ceiling lighting. Radiator.

Off this area are the two ground floor bedrooms, one double and one large single. Both have laminated wood flooring and coving fitted to the ceiling.

The kitchen is situated to the front of the property and has tiled flooring. Integrated to the kitchen are a dishwasher, fridge, freezer and oven with hob and extractor hood over. Plumbing is available for a washing machine and there is a one and a half bowl stainless steel sink unit.

The ground floor shower room/wet room has fully tiled walls and flooring. This room provides a large shower cubicle, low flush WC, wash basin and a ladder radiator.

First floor

The spacious landing area has three useful storage cupboards and the airing cupboard which houses the hot water tank and the gas fired boiler. There are two bedrooms on this floor. Depending on how the property is used one could be the guest/master bedroom and is fitted with a double wardrobe. This bedroom enjoys en suite facilities comprising a shower with glazed screen, wash basin in a vanity

surround and an integrated low flush WC. Natural Light is provided by velux window. The additional first floor bedroom has a storage cupboard into the eaves, loft access and a velux window.

Outside

Drive through the pillared entrance to Knights Close from Timpsons Row The access road is in block pavements and number 4 is on the right hand side. There is an attached single garage with one parking space directly preceding. Neat well tended flower beds are arranged along the front of the property. The garage has a personal door leading into the rear garden. This extremely sheltered garden is hard landscaped for ease of maintenance with raised beds and external lighting

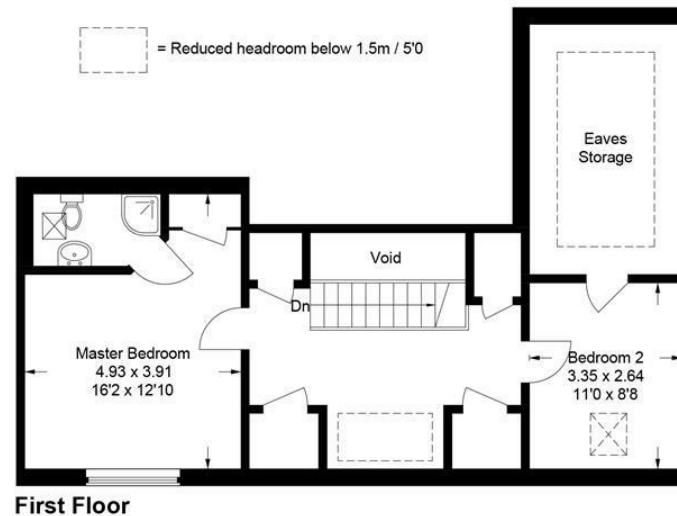
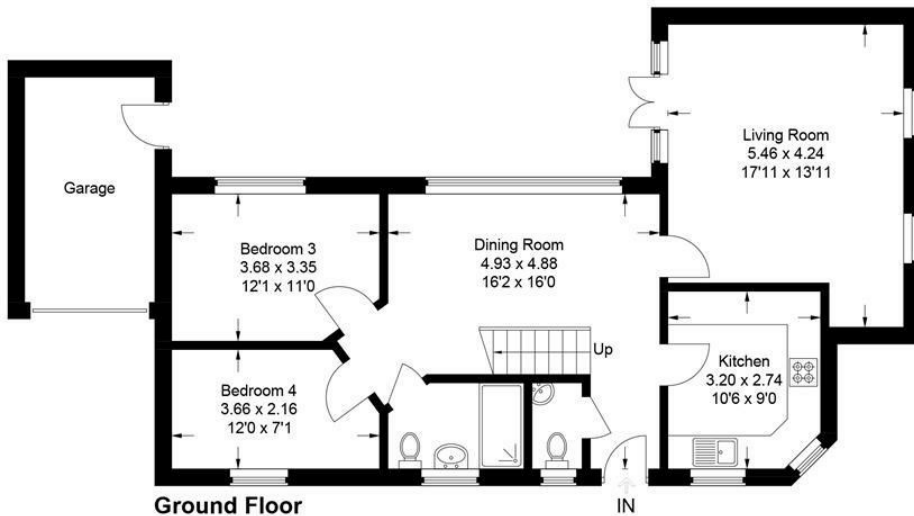
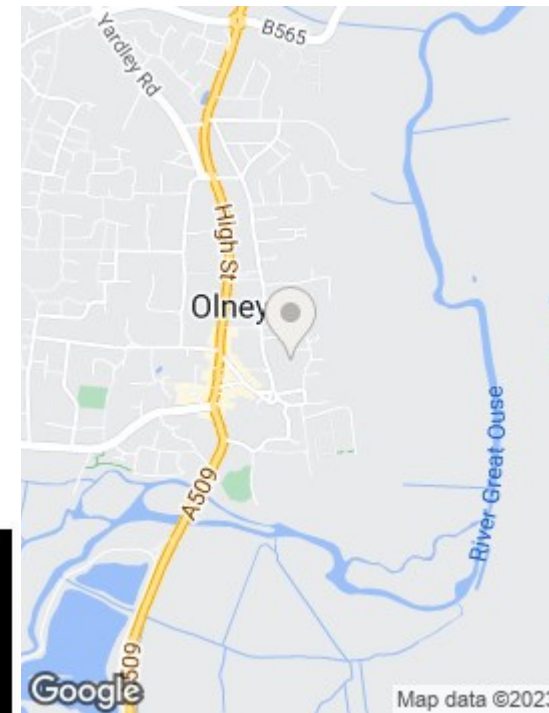
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Approximate Gross Internal Area
 Ground Floor = 74.5 sq m / 802 sq ft
 First Floor = 47.5 sq m / 511 sq ft
 (Excluding Garage / Eaves Storage / Void)
 Total = 122.0 sq m / 1,313 sq ft



Viewing Arrangements

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		68
(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	

