



Johnsons Field, Olney, MK46 5JF

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8 Johnsons Field  
Olney  
Buckinghamshire  
MK46 5JF

## Asking Price £475,000

**A four bedroom detached family home situated in this Premier location, on Johnson's field and park/swings. The property comprises: entrance hall, WC, dining room to the front aspect, and kitchen, Lounge with conservatory/playroom looking onto the rear gardens.**

On the first floor there are three double bedrooms, master with en suite, and a good size single bedroom and family bathroom. Additional benefits include UPVC double glazing, gas radiator central heating and the kitchen with built in appliances,

Outside the property there is off-road car parking for two vehicles to the front, and enclosed lawned gardens to the rear.







### Ground floor

Entrance hall entered via opaque double glazed door with double glazed windows to front elevation. Stairs to first floor landing, alarm panel, ceiling light, radiator, ceiling coving, smoke alarm, under stairs storage cupboard, door to garage, dining room, kitchen, lounge and WC.

The dining room is to the front aspect and has a walk in bay window with double glazed units and a radiator under. Ceiling light, ceiling coving, and space for a piano.

The kitchen is fitted with a range of base and eye level units with splash back's and under pelmet lighting. There is a built-in double oven, hob, extractor hood, dishwasher and fridge. There is plumbing and space for a washing machine, and space for a fridge freezer and small table seating two. Double glazed door and window to rear elevation. The lounge in the agent's opinion is a good size and has a gas wall mounted fire, which is the focal point of the room leaving ample space for lounge furniture. There is a walk in bay window which in turn has double opening French style doors leading through to the conservatory. Currently used as a formal dining room as our clients use the dining at the front of the property as a working Home Office.

The conservatory has wooden flooring, power, and double opening French style doors to the side elevation and garden.

WC comprises low-level WC, wall mounted wash hand basin, tiled splash backs, radiator, ceiling light, opaque double glazed window to the side elevation.

First floor landing: doors leading to all bedrooms and bathroom and airing cupboard, ceiling light.

### First Floor

Master bedroom is a good sized double bedroom with two large wardrobes with mirrored fronts. Ceiling light, two double glazed windows to the front elevation. Wall mounted radiator, dressing area, and door leading to en suite

shower room.

The En suite shower room comprises: a three-piece suite, low-level WC, wall mounted wash hand basin, and large walk in double shower unit with tiled walls, and wall mounted electric shower. Radiator, opaque double glazed window to front elevation, ceiling light, extractor fan.

Bedroom Two is a good sized double bedroom with a double glazed window to the rear elevation, radiator under and double wardrobe with mirrored front. Ceiling light.

Bedroom three is also a decent size bedroom and a small double in the agents opinion, with a double glazed window to the rear, radiator, and built-in double wardrobe, ceiling light.

Bedroom four is a decent size single bedroom with a double glazed window to the rear elevation and radiator under. Ceiling light, space for freestanding wardrobes.

Bathroom is fitted with a three piece suite, comprising low-level WC, wall mounted wash hand basin in vanity unit with cupboards under, and panelled bath with shower attachment via taps. Heated towel rail, extractor fan, ceiling light.

### Outside

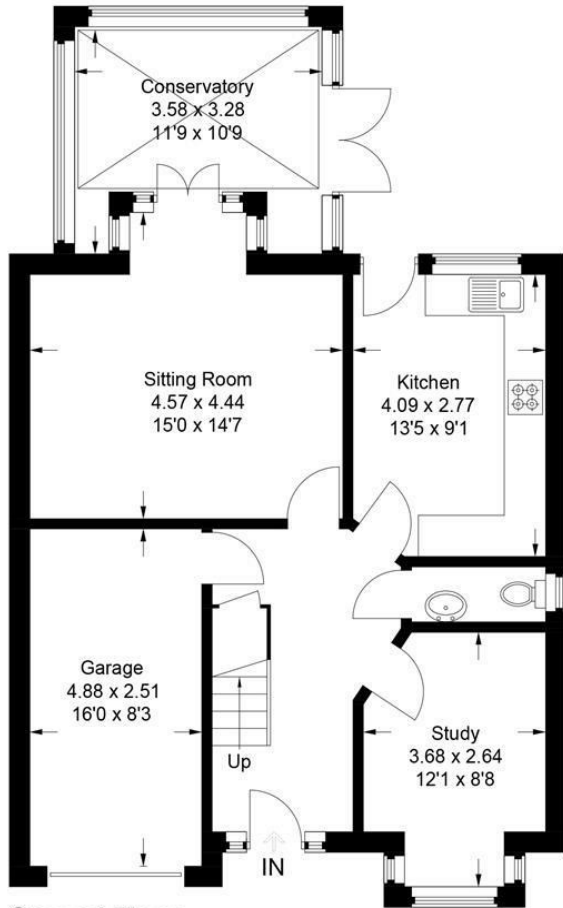
Outside the front gardens are open plan and laid to lawn, with a maturing tree, and there is a tarmacked driveway providing off-road car parking for two vehicles. There is gated pedestrian access down the side leading to the rear garden. The rear garden is enclosed by timber panel fencing, and has been attractively landscaped and laid to lawn. There is a hard standing at the bottom of the garden suitable for a garden shed and also a paved area suitable for a greenhouse. The rear garden has a variety of flowers, shrubs, bushes and plants and a paved patio area nearest the house and conservatory.



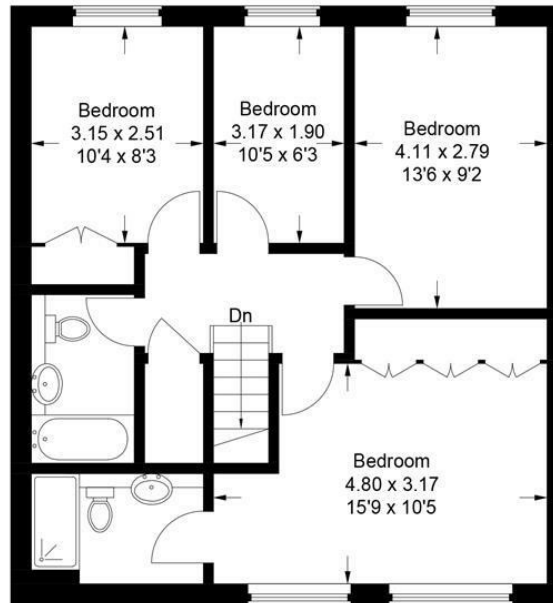




Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 76.8 sq m / 827 sq ft  
 First Floor = 60.8 sq m / 654 sq ft  
 Total = 137.6 sq m / 1,481 sq ft



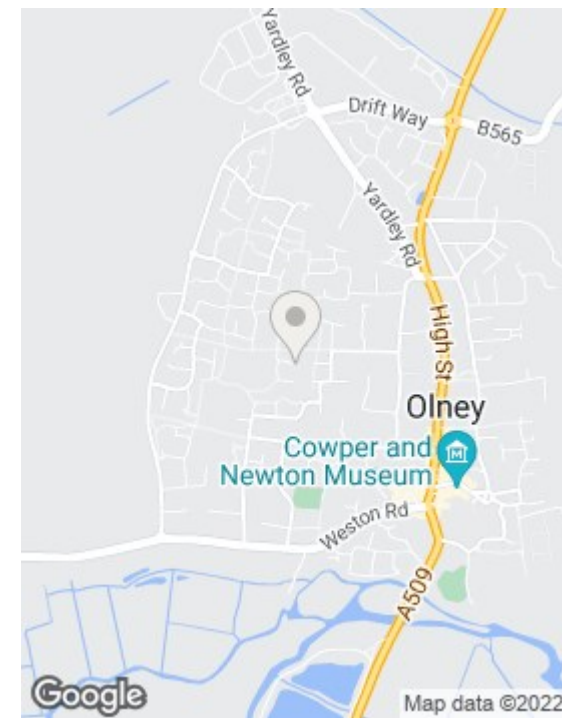
**Ground Floor**



**First Floor**

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
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

