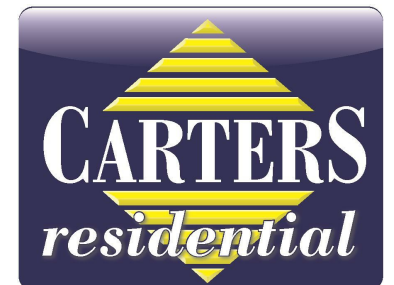




Wallmead Gardens, Milton Keynes, MK5 8ER



**38 Wallmead Gardens
Loughton
Milton Keynes
MK5 8ER**

£375,000

A fantastic opportunity to acquire a three bedroom semi detached home in the desirable location of Loughton. The property benefits from being within the Denbigh school catchment, and is within walking distance to Central Milton Keynes train station.

In brief, the accommodation comprises hallway, cloakroom, kitchen, lounge/diner, and a conservatory to the ground floor. The first floor has three bedrooms, two with fitted wardrobes and a shower room. To the exterior there are front and rear gardens and a driveway leading to the single garage.

- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- LOUNGE/DINER
- KITCHEN
- CONSERVATORY
- DOUBLE GLAZED
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- CUL DE SAC LOCATION





Accommodation

ENTRANCE

UPVC double glazed door to:

ENTRANCE HALL

Stairs rising to first floor, wood effect laminate flooring, radiator, doors to cloakroom, lounge and kitchen.

CLOAKROOM

Obscure UPVC double glazed window to front aspect, low level w.c. with push button flush, wash hand basin set in vanity unit, splash back tiling, heated towel rail.

KITCHEN

UPVC double glazed window to front aspect, a range of storage cupboards at base and eye level, rolled edge work surface areas over, single drainer stainless steel sink unit with mixer tap over, splash back tiling, spaces and plumbing for a dishwasher and washing machine, space for an upright fridge freezer, built in oven and hob with extractor hood over, wall mounted boiler, radiator.

LOUNGE

UPVC double glazed window and door to rear aspect, feature fireplace with marble surround and fitted electric fire, radiator, door to conservatory.

CONSERVATORY

UPVC double glazed conservatory, two double glazed windows and double glazed sliding doors to rear garden, radiator.

LANDING

Airing cupboard housing hot water tank, access to loft space, doors to:

BEDROOM ONE

UPVC double glazed window to rear aspect, built in wardrobe, radiator.

BEDROOM TWO

UPVC double glazed window to front aspect, radiator.

BEDROOM THREE

UPVC double glazed window to rear aspect, radiator.

SHOWER ROOM

Obscure UPVC double glazed window to front aspect, comprising a fully tiled shower cubicle, low level w.c. with push button flush, wash hand basin set in vanity unit, fully tiled walls, heated towel rail.

OUTSIDE

GARAGE & PARKING

Driveway parking leading to single garage, electric roller shutter front door, power and lighting connected. Personal door leading into the rear garden.

FRONT GARDEN

Pathway leading to front door, with shrub/slated area.

REAR GARDEN

Enclosed to two sides by timber fence panelling, laid to lawn, paved patio area, shrub and flower borders. Gated side access to the front of the property.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band C.

Location - Loughton

Loughton is arguably one of the most sought after areas in Milton Keynes. It comprises mainly residential dwellings some dating back hundreds of years, and amongst them some of the highest in value in Milton Keynes. It encompasses the historic village of Loughton along with some stunning parkland and the popular Loughton Equestrian Centre offering riding lessons and livery. It has two local schools, a nurse, plus two public houses/ popular restaurants. Also in walking distance are a Baptist Church and a Church of England Church. Loughton is particularly popular with commuters being close to MK railway station with trains to London Euston and the North. The fastest trains to Euston take just 30 minutes. The property is under a mile walk from the station through attractive parkland, which will save the stress and considerable cost of parking for commuters. MK shopping centre is a reasonable walk or short bus/car journey away. There are plenty of lake and riverside walks close by. With a short visit to Loughton it is easy to see why it is one of Milton Keynes premier locations.

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.

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 under take 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.

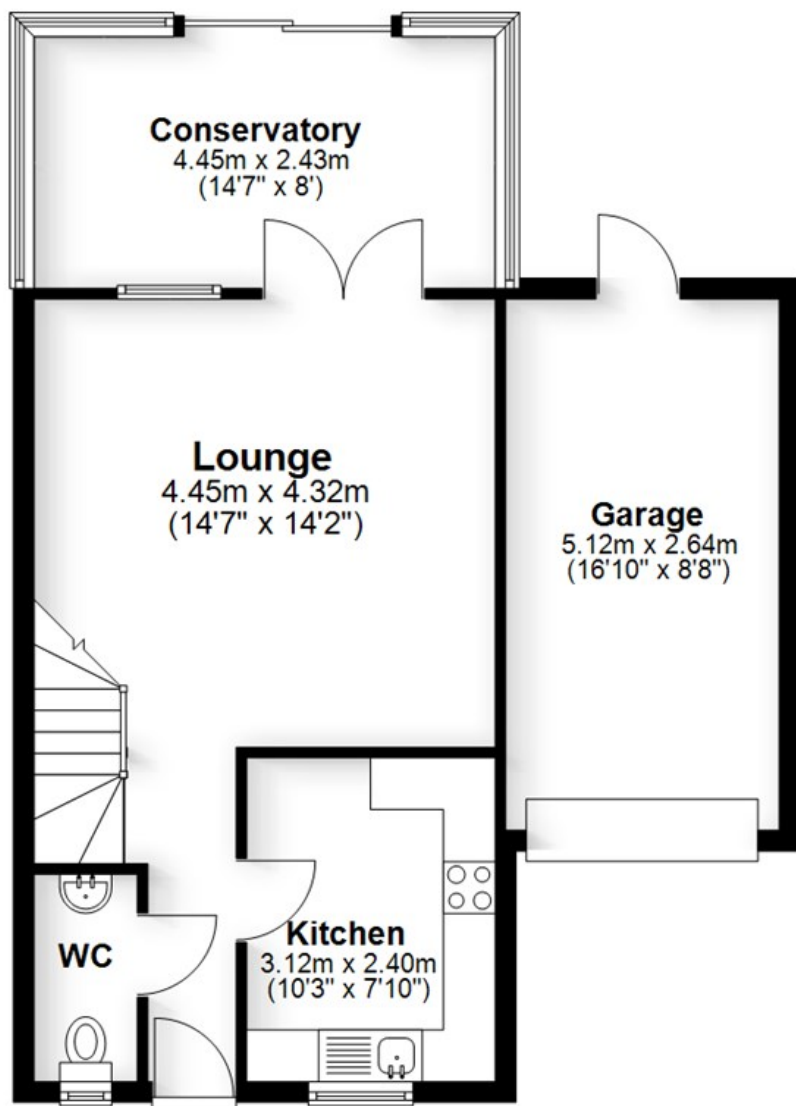
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

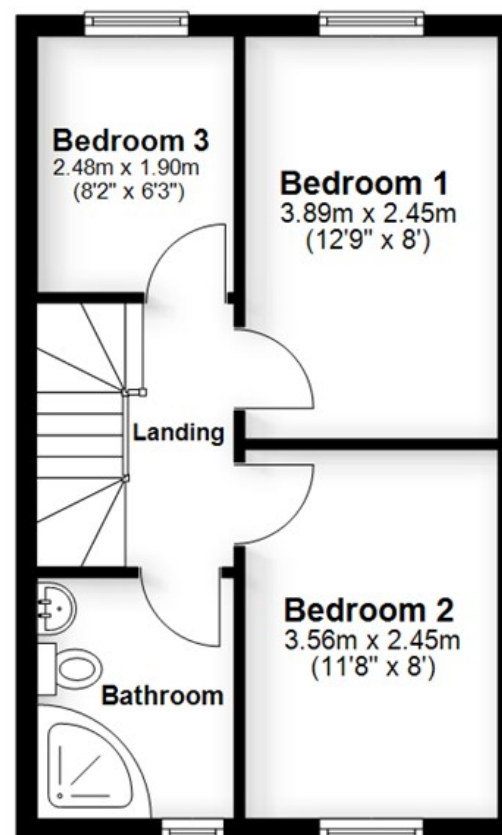




Ground Floor

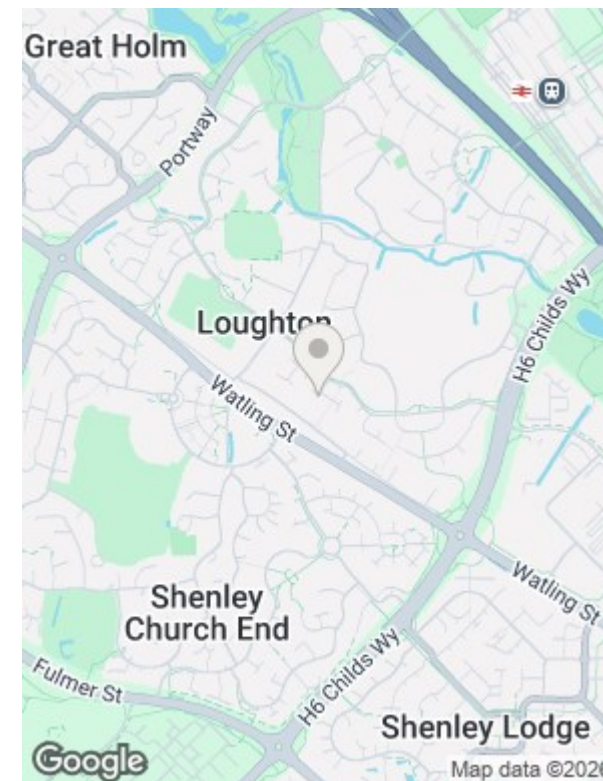


First Floor



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 shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		8
(69-80)	C	72	
(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	

