



Byron Drive, Newport Pagnell, MK16 8DX

welcome to

Byron Drive, Newport Pagnell

Brown and Merry are delighted to present this extended five- bedroom semi-detached family home offering spacious and versatile accommodation throughout, making it ideal for growing families. Situated in a highly sought-after residential area within an excellent school catchment.

Kitchen/Diner

Fitted with a mix of wall and base units with worktop over, sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Space for a dishwasher and a fridge/freezer. Radiator and double-glazed window to the rear.

Lounge

Understairs storage, radiator and double-glazed window.

Conservatory

Of Upvc construction with double-glazed windows, wood effect flooring, radiator and double-glazed doors to the garden.

Shower Room

Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a shower cubicle. Cupboard housing the Combi boiler, heated towel rail and double-glazed obscured window.

First Floor Landing

Stairs from the ground floor, airing cupboard and loft access. Doors to all bedrooms and the family bathroom.

Bedroom One

Built-in storage cupboard, carpet, radiator and double-glazed window.

Bedroom Two

Built-in storage cupboard, carpet, radiator and double-glazed window.

Bedroom Three

Radiator, carpet and double-glazed window.

Bedroom Four

Radiator, carpet and double-glazed window to the front.

Bedroom Five

Radiator and double-glazed window to the rear.

Bathroom

Wash hand basin, low-level WC and a bath. Vinyl flooring and double-glazed obscured window to the rear.





Outside Garage

Plumbing for a washing machine and tumble dryer, power, light plus an up & over door.

Rear Garden

Mainly laid to lawn with a storage shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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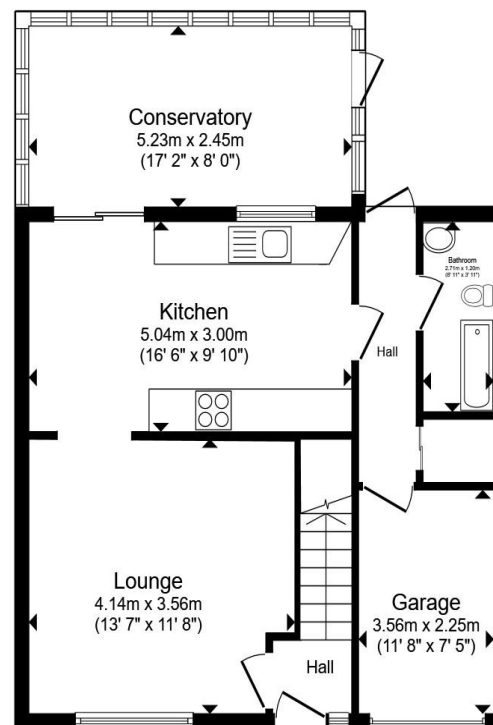
- EXTENDED FAMILY HOME
- DOWNSTAIRS SHOWER ROOM
- PARKING FOR MULTIPLE CARS
- CONSERVATORY
- CLOSE TO AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

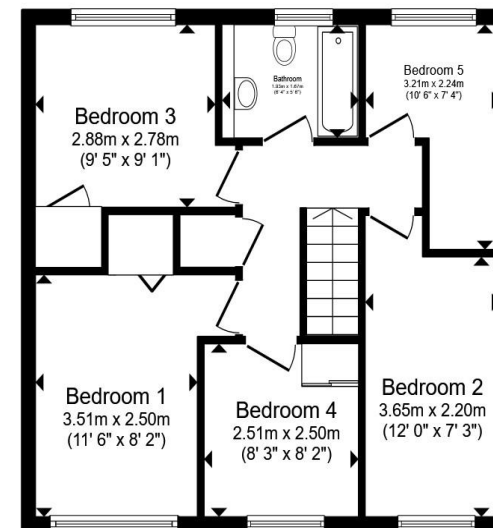
Council Tax Band: C

guide price

£400,000



Ground Floor



First Floor

Total floor area 112.6 m² (1,212 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
NPL108247 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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