



**36 London Road, Newport Pagnell,
Buckinghamshire, MK16 0HA**

£500,000 Freehold

- Driveway for four cars
- Detached Bungalow
- Large plot (front and rear)
- Walking distance to Newport Pagnell Town
- Refurbished bathrooms
- Garden backs onto the River Ouzel
- Three double bedrooms
- Two bathrooms and Cloakroom
- EPC Rating





**** £500,000-£525,000****

Set on the banks of the River Ouzel is this wonderful home which offers stunning location as well as living space. This is a beautiful Three bedroom detached bungalow which has been partly renovated and had the garage converted to offer more space and an extra bathroom.

The main selling point of the property is that it backs directly onto the River Ouzel, the private terrace at the bottom of the garden is an oasis of calm from the bustling Newport Pagnell and Milton Keynes. Beyond the banks is a protected floodplain so your view is wonderful all year round and protected from further development.

The home has three double bedrooms two bathrooms , with the master bedroom overlooking the rear towards the river, the reception space is also generous with a great size kitchen, dining room , cloakroom , lounge and conservatory.

At the rear of this property there is a scenic garden which backs onto the River Ouse, there is a patio area which steps down two levels right onto the river bank, so if you like paddle boarding or strolls along rivers then this home is ideal for you! At the front of the home there is the driveway which has space for at least three cars.

Both bathrooms and dining room have been refurbished to a high modern specification.

Newport Pagnell is a modern thriving market town situated in the North East of Buckinghamshire. The history of the area dates back to the Iron Age and the town itself is from the Roman period. It has close links to the M1 motorway and railways. The high street has lots of local shops, restaurants, charity shops, bakeries and chemists. There are also great school catchments including; Cedars School, Green Park School, Ousedale School, Portfields School, Tickford Park School.

Living Room

5.04m x 3.88m (16' 6" x 12' 9")

Conservatory

2.63m x 3.58m (8' 8" x 11' 9")

Bedroom One

3.57m x 3.02m (11' 9" x 9' 11")

Kitchen

3.01m x 3.47m (9' 11" x 11' 5")

Diner

2.68m x 2.43m (8' 10" x 8' 0")

Bathroom

2.10m x 1.89m (6' 11" x 6' 2")

Bedroom Three

2.92m x 3.63m (9' 7" x 11' 11")

Bedroom Two

4.90m x 1.86m (16' 1" x 6' 1")

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies. Plan produced using PlanIt.