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**19 Curacao Crescent, Bletchley, Milton  
Keynes, Buckinghamshire, MK3 5PT**

**£476,000 Freehold**

- Four Double Bedrooms
- Detached
- Utility room
- Superb corner location
- Landscaped rear gardens
- EPC-C
- Council Tax Band- E
- EPC Rating C



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elevation estate agents are delighted to bring to market this truly wonderful four bedroom detached family home. The property occupies a superb corner location with the ever popular Newton Leys development. The accommodation comprises of an entrance hall, cloakroom, dual aspect living room, an amazing kitchen/family room, utility room, four double bedrooms with en-suite to the master and a four piece family bathroom. Landscaped rear gardens and a garage with a driveway for four cars. Viewing is absolutely essential.

Newton Leys is a district that covers the southern tip of Bletchley and is split between the Borough of Milton Keynes and Aylesbury Vale. Conveniently located next to the A4146 and A5, it gives easy access to Milton Keynes, Leighton Buzzard and the M1. You have a choice of either Bletchley or Leighton Buzzard Train Stations which both offer services directly into London Euston and Birmingham.

Newton Leys Primary School opened in 2016 and accepts children from age 3 (nursery) to age 11 (Year 6). Many parents take advantage of the Grammar Schools in Aylesbury for Secondary education being only approximately 11 miles away.

## Living Room

6.01m x 3.43m (19' 9" x 11' 3")

## Kitchen

3.55m x 6.01m (11' 8" x 19' 9")

## Cloak

## Utility

## Bedroom One

3.02m x 3.52m (9' 11" x 11' 7")

## Bedroom Two

2.98m x 3.63m (9' 9" x 11' 11")

## Bedroom Three

2.91m x 3.05m (9' 7" x 10' 0")

## Bedroom Four

3.01m x 2.53m (9' 11" x 8' 4")

## Bathroom

## 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.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	78	88
England, Scotland & Wales		
EU Directive 2002/91/EC		

