



**25 Nicholson Grove, Grange Farm, Milton Keynes, Buckinghamshire, MK8 0NF**

**£325,000 Freehold**

- Four bedroom
- Semi detached house
- Desirable and popular location of Grange Farm
- Off road parking
- Townhouse
- Good school catchment
- Downstairs cloakroom
- Open plan lounge /diner
- EPC Rating







## **GROUND FLOOR**

### **Entrance Hall**

Doors leading to:

### **Lounge Diner**

4.52m x 4.81m (14' 10" x 15' 9")

### **Kitchen**

3.08m x 2.47m (10' 1" x 8' 1")

### **Downstairs Cloakroom**

Fitted to comprise two piece suite

## **FIRST FLOOR**

### **First Floor Landing**

Doors leading to:

### **Bedroom One**

4.55m x 3.60m (14' 11" x 11' 10")

### **Bedroom Two**

4.31m x 2.59m (14' 2" x 8' 6")

### **Family Bathroom**

Fitted to comprise three piece suite

## **SECOND FLOOR**

### **Second Floor Landing**

Doors leading to:

### **Bedroom Three**

3.53m x 2.84m (11' 7" x 9' 4")

### **Bedroom Four**

2.56m x 2.55m (8' 5" x 8' 4")

## **EXTERIOR**

### **Front and Rear Garden**

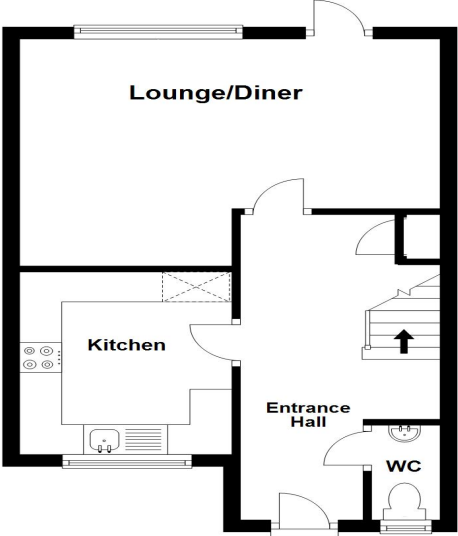
### **Off Road Parking**

Space for two vehicles

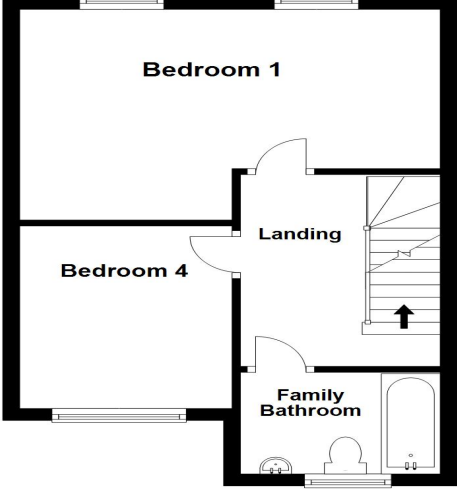
## **Disclaimer**

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.

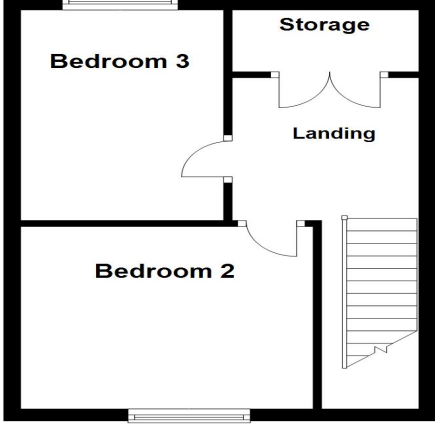
**Ground Floor**



**First Floor**



**Second Floor**



elevation estate agents  
Plan produced using PlanUp.