



47 Buckingham Road, Bletchley, Milton Keynes,  
Buckinghamshire, MK3 5HN

£475,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Mason's Residential are thrilled to be able to offer to the market this four-bedroom detached home ample off-road parking, half cellarette, single garage and a larger than average rear garden.

Bletchley boasts proximity to schools at all levels including the St Thomas Aquinas school, Bletchley College, shops and amenities located in the well-stocked high street. The famous Bletchley Park once a top-secret home of the World War Two Codebreakers is open daily to visitors and is close by. Train Stations at Bletchley, Central Milton Keynes and Woburn Sands are a short distance away serving the London, Bedford and Birmingham routes for commuters, with easy access to the M1 motorway and the A5. The home is a short walk from the Bletchley Train and Bus Stations being ideal for any commuter.

The property offers a hallway, study, sitting room, dining room with double doors leading to the rear garden. From the family fitted kitchen you'll find further double doors leading to the rear garden being a perfect space for socialising. Off the dining room you will find a door leading to the half cellarette.

Off the main landing you will find four bedrooms served by the family bathroom. Three bedrooms are double in size with the fourth being a three-quarter bedroom.

Outside you will find a larger than average rear family garden with trees and shrubs mainly laid to law enclosed by shrubs and tree borders. Access to a single garage can be located from the main driveway at the front of the property.

## FEATURES

- FOUR BEDROOMS
- STUDY
- DINING ROOM
- A MUST SEE



## ROOM DESCRIPTIONS

### ENTRANCE HALL

#### STUDY

13' 0" x 12' 8" (3.96m x 3.86m)

#### SITTING ROOM

11' 9" x 16' 4" (3.58m x 4.98m)

#### DINING ROOM

9' 4" x 16' 3" (2.84m x 4.95m)

#### KITCHEN

9' 7" x 9' 1" (2.92m x 2.77m)

#### CLOAKROOM

### FIRST FLOOR

#### BEDROOM ONE

13' 9" x 11' 2" (4.19m x 3.40m)

#### BEDROOM TWO

12' 0" x 11' 1" (3.66m x 3.38m)

#### BEDROOM THREE

11' 2" x 9' 0" (3.40m x 2.74m)

#### BEDROOM FOUR

6' 4" x 9' 3" (1.93m x 2.82m)

#### FAMILY BATHROOM

6' 9" x 7' 1" (2.06m x 2.16m)

### GARAGE

### FRONT AND REAR GARDENS

#### PLEASE NOTE

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise prospective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor. These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (63)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

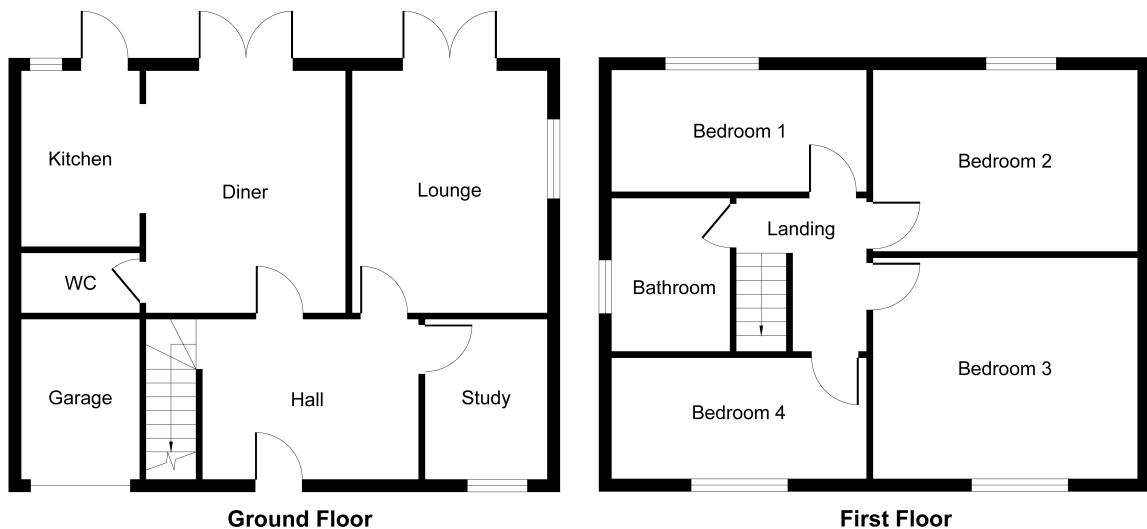
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





## FLOORPLAN & EPC



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	63	79
EU Directive 2002/91/EC		