



53 Galapagos Grove, Bletchley, Milton Keynes, Buckinghamshire  
, MK3 5RP

£379,995 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Mason's Residential and thrilled to offer for sale this 4-5 bedroomed property built by Taylor Wimpey located in the sustainable urban village of Newton Leys, bordering Milton Keynes.

Newton Leys holds a prime position with access to the M1, A5 and the A4146 and is in easy reach of the Milton Keynes Central and Bletchley train stations. The village enjoys beautiful views across Jubilee Lake, as well as the undulating Buckinghamshire countryside. The property falls under the much-desired Aylesbury vale School catchment along with a three-form entry primary school. It's served with a variety of shops and restaurants and is located close to country walks and the nearby Grand Union Canal for those seeking relaxed outdoor pursuits.

The property is situated with pleasant front views out onto the community green and the home comprises of; entrance hall, cloakroom room, lounge, kitchen with fully built-in appliances.

Upstairs you will find off the landing 2 bedrooms and a family bathroom leading to the top floor with a further 3 bedrooms one room offering an ensuite and family bathroom.

Outside you will find a rear enclosed garden, with patio leading to a grass area.

## FEATURES

- FOUR/FIVE BEDROOMS
- CLOAKROOM
- EN SUITE
- NO CHAIN
- PARKING FOR TWO CARS OFF ROAD
- A MUST SEE





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### CLOAKROOM

3' 0" x 5' 9" (0.91m x 1.75m)

#### KITCHEN

8' 6" x 10' 8" (2.59m x 3.25m)

#### SITTING ROOM

13' 4" x 15' 8" (4.06m x 4.78m)

### SECOND FLOOR

#### BEDROOM / SITTING ROOM

10' 0" x 15' 9" (3.05m x 4.80m)

#### BEDROOM TWO

8' 7" x 11' 0" (2.62m x 3.35m)

#### FAMILY BATHROOM

5' 2" x 6' 2" (1.57m x 1.88m)

### SECOND FLOOR

#### BEDROOM ONE

12' 3" x 13' 1" (3.73m x 3.99m)

#### EN SUITE TO MAIN BEDROOM

4' 4" x 6' 2" (1.32m x 1.88m)

#### BEDROOM THREE

9' 9" x 8' 8" (2.97m x 2.64m)

#### BEDROOM FOUR

6' 4" x 11' 2" (1.93m x 3.40m)

#### BATHROOM

4' 4" x 6' 2" (1.32m x 1.88m)

### FRONT AND REAR GARDENS

#### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect.

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective 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.



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** B (85)

**Annual Service Charge:** £100.00

**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

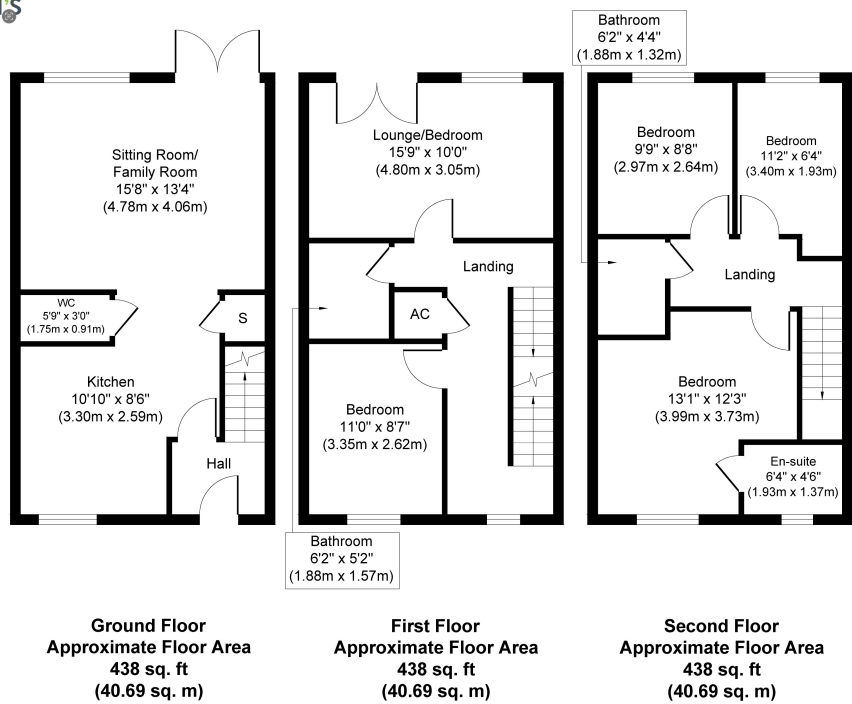








FLOORPLAN & EPC



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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