



**35 Nuneham Grove, Westcroft, Milton
Keynes, Buckinghamshire, MK4 4DH**

£420,000 Freehold

- Outstanding extension to the back
- Desirable and Highly Sought-After Location
- Three double bedrooms
- Refitted ensuite and bathroom
- Good school catchment and excellent local amenities
- Underfloor Heating
- Bi-fold Doors and sky lights Windows
- Day & Night fitted blinds
- EPC Rating





Situated in a quiet cul-de-sac, This is a wonderful largely extended three bedroom detached home located in the popular modern development of Westcroft. The accommodation comprises an entrance hall, lounge, open plan extended kitchen/diner with bi-fold doors leading to the rear garden which also has extra potential to extend into the garage if wanted, downstairs cloakroom, three bedrooms, refitted and modernised en-suite to master bedroom and family bathroom. Outside there is a large rear garden and garage with parking for three cars. Good school catchment area for both primary and secondary schools and nearby to Westcroft shopping centre, with easy access to Milton Keynes train and rails stations. Viewing is highly recommended to appreciate size, location and condition.

GROUND FLOOR

Kitchen

6.25m x 7.14m (20' 6" x 23' 5")

Living Room

3.56m x 4.26m (11' 8" x 14' 0")

FIRST FLOOR

Bedroom one

3.56m x 3.28m (11' 8" x 10' 9")

Bedroom two

4.79m x 2.54m (15' 9" x 8' 4")

Bedroom three

2.97m x 2.72m (9' 9" x 8' 11")

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.