



2 Bywell Court, Kingsmead, Milton Keynes, Buckinghamshire.  
MK4 4HE

£545,000 Freehold

REDUCED





## PROPERTY DESCRIPTION

Mason's Residential are delighted to offer this modern, well appointed four-bedroom family home situated in the much sought after location of Kingsmead, Milton Keynes.

Kingsmead is situated on the west flank of Milton Keynes providing schooling catchments for all levels, local shops, amenities, whilst being a short drive from the bustling town of Milton Keynes with good connections to London and Birmingham via Milton Keynes Central train station. This home is also close to woodlands for those seeking outside walks and the charming village of Whaddon close by with its traditional village pub.

The property comprises, entrance hall, sitting room, kitchen/breakfast room with a fully fitted breakfast bar, study and a downstairs cloakroom.

Upstairs you will find off the landing four bedrooms three of which have fully fitted built-in wardrobes and the principle bedroom offers an en-suite with shower, lower level WC and wash hand basin. A family bathroom serves the other three bedrooms.

Outside you will find a generous rear enclosed garden, with decking and patio area, double-gated access to the driveway providing off road parking for up to six cars leading to a double garage.

## FEATURES

- FOUR BEDROOMS
- STUDY
- EN SUITE
- DOUBLE GARAGE
- READY TO MOVE INTO
- PARKING FOR UP TO SIX CARS



## ROOM DESCRIPTIONS

### ENTRANCE HALL

### CLOAKROOM

### SITTING ROOM

11' 3" x 22' 6" (3.43m x 6.86m)

### STUDY

10' 0" x 8' 5" (3.05m x 2.57m)

### KITCHEN DINER WITH A BREAKFAST BAR

13' 6" x 12' 9" (4.11m x 3.89m)

### FIRST FLOOR

### BEDROOM ONE WITH BUILT IN WARDROBES

13' 0" x 11' 5" (3.96m x 3.48m)

### EN SUITE TO BEDROOM ONE

### BEDROOM TWO WITH BUILT IN WARDROBES

13' 4" x 10' 5" (4.06m x 3.17m)

### BEDROOM THREE WITH BUILT IN WARDROBES

9' 1" x 11' 5" (2.77m x 3.48m)

### BEDROOM FOUR

9' 1" x 8' 7" (2.77m x 2.62m)

### FAMILY BATHROOM

### FRONT AND REAR GARDENS WITH PARKING FOR SIX CARS LEADING TO A DOUBLE GARAGE

### 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 E

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (76)

**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

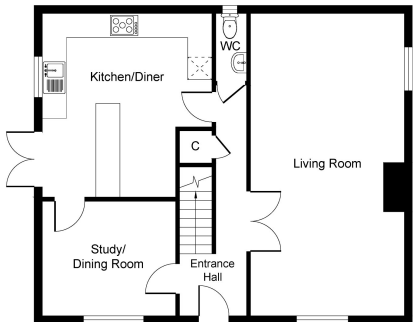




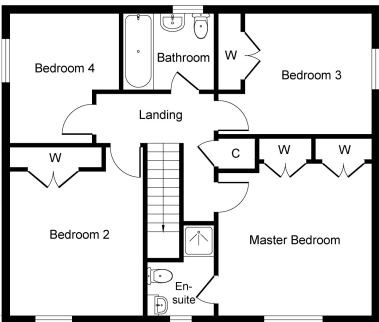




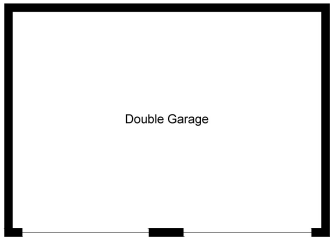
FLOORPLAN & EPC



Ground Floor



First Floor



Garage

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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