

MASON'S RESIDENTIAL

7 Hidcote Drive, Westcroft, Milton Keynes, Buckinghamshire.
MK4 4FU

£550,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

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

Westcroft 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 city 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, re-fitted kitchen/breakfast room with a utility room and a downstairs cloakroom.

Upstairs you will find off the landing four double-bedrooms two of which have fully fitted en-suites with shower, lower level WC and wash hand basin. A family bathroom serves the other two bedrooms.

Outside you will find a generous rear enclosed garden with decking, patio area, shed/pub and a hot tub. Garage access to the driveway providing off road parking for two cars.

FEATURES

- DETACHED
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES
- RE FITTED KITCHEN
- UTILITY ROOM
- SINGLE GARAGE



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

3' 6" x 4' 9" (1.07m x 1.45m)

SITTING ROOM

11' 0" x 17' 1" (3.35m x 5.21m)

KITCHEN DINER

12' 0" x 20' 3" (3.66m x 6.17m)

UTILITY ROOM

4' 11" x 4' 9" (1.50m x 1.45m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 17' 10" (3.66m x 5.44m)

DRESSING ROOM

4' 10" x 7' 1" (1.47m x 2.16m)

EN SUITE TO MAIN BEDROOM

4' 1" x 6' 11" (1.24m x 2.11m)

BEDROOM TWO

11' 8" x 9' 8" (3.56m x 2.95m)

EN SUITE TO BEDROOM TWO

4' 8" x 7' 4" (1.42m x 2.24m)

BEDROOM THREE

7' 10" x 12' 0" (2.39m x 3.66m)

BEDROOM FOUR

9' 3" x 8' 7" (2.82m x 2.62m)

MAIN BATHROOM

6' 0" x 5' 8" (1.83m x 1.73m)

FRONT AND REAR GARDENS

GARAGE WITH PARKING FOR THREE CARS

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

Council Tax: Rate £260.00

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: C (72)

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

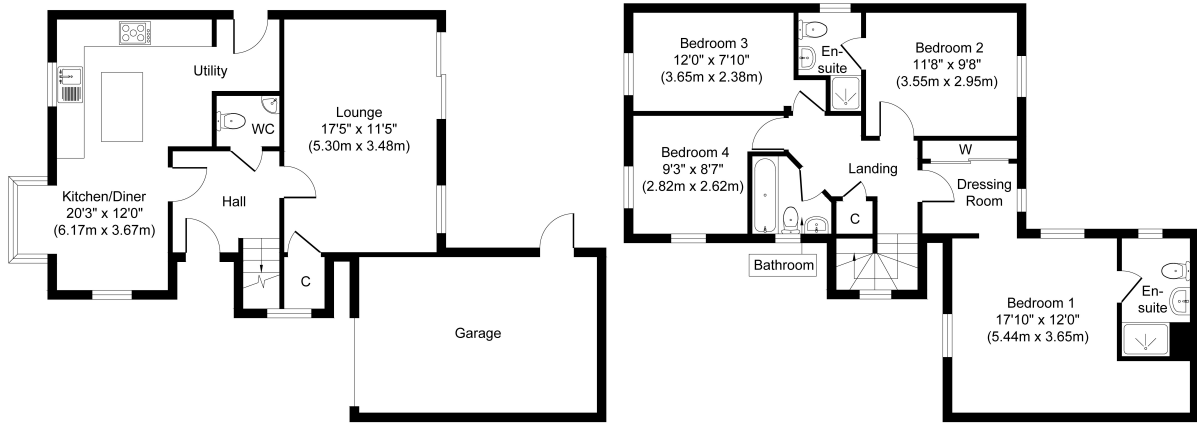
Any easements, servitudes, or wayleaves? No

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





FLOORPLAN & EPC



Ground Floor
Approximate Floor Area
 711 sq. ft
 (66.07 sq. m)

First Floor
Approximate Floor Area
 656 sq. ft
 (60.92 sq. m)

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+)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

