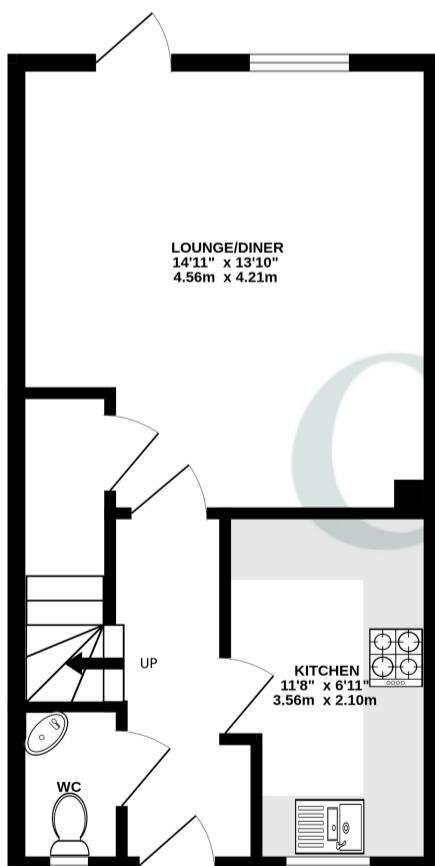
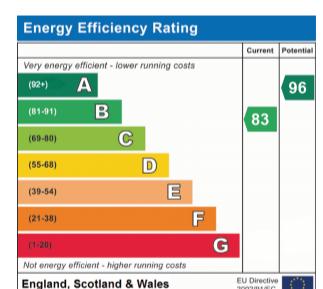
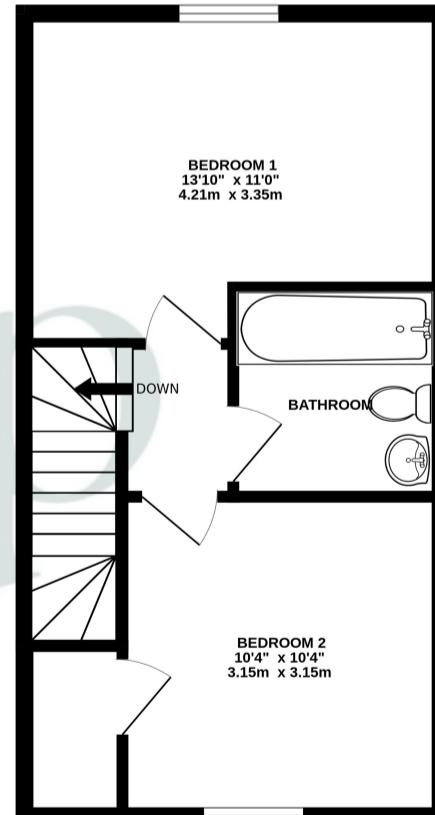




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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T: 01525 403033 | E: amphill@country-properties.co.uk
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A wonderful two bedroom house on the highly desirable Hanson's Reach development, only a stones throw from the new Universal Studios. It is an ideal property for a first time buyer or investor.

- Two double bedrooms
- Off road parking for two cars
- Ground floor w/c
- Gas central heating
- West facing rear garden
- Current rental income circa £1200 per month

Ground Floor

Entrance Hall

UPVC Front door, radiator.

Cloakroom

Double glazed window to front, part tiling to splashback areas, wash hand basin and low level w/c, radiator.

Lounge/Diner

Double glazed window to rear, under stairs cupboard, door to garden, radiator.

Kitchen

Double glazed window to front, gas boiler, a range of base and wall mounted units with work surfaces over, 1 & 1/2 stainless steel sink and drainer with mixer tap over, integrated oven, gas hob, extractor, space for fridge freezer and washing machine, radiator.

First Floor

Landing

Access to loft which is boarded and has a ladder.

Bedroom One

Double glazed window to rear, radiator.



Bedroom Two

Double glazed window to front, cupboard over the stairs, radiator.

Bathroom

White suite comprising of panelled bath with shower over bath, wash hand basin and low level w/c, part tiling to splashback areas, radiator.

Outside

Rear Garden

West facing rear garden, artificial grass with patio seating area, side access to garden.

Parking

Off road parking for 2 cars.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and open greens, therefore this will usually incur management fees.

NB

These are preliminary details to be approved by vendor.

