



**13 Lamberhurst Grove, Kents Hill, Milton Keynes, Buckinghamshire, MK7 6JB**

**£315,000 Freehold**

- UNDERFLOOR HEATING TO THE GROUND FLOOR
- FRONT GARDEN
- GARAGE AND PARKING FOR TWO CARS
- DOWNSTAIRS CLOAKROOM
- FULL LENGTH WARDROBES TO TWO BEDROOMS
- INTEGRATED WHITE GOODS
- DECKING AND PATIO
- THREE BEDROOMS
- GREAT SCHOOL CATCHMENT
- VIEWING ADVISED
- EPC Rating





Located within Kents Hill a very popular location a three bedroom semi detached home with UNDERFLOOR HEATING TO GROUND FLOOR, GARAGE AND PARKING FOR TWO CARS, the property also offers full length wardrobes to two bedrooms, integrated white goods, and unusual for Milton Keynes a front garden, the rear garden has both patio and decking, cloakroom, family bathroom and three bedrooms. To arrange an appointment to view please call the elevation team.

## **Ground Floor**

### **Living Room**

3.56m x 4.29m (11' 8" x 14' 1")

### **Kitchen/Diner**

2.74m x 4.52m (9' 0" x 14' 10")

## **First Floor**

### **Bedroom One**

2.57m x 2.93m (8' 5" x 9' 7")

### **Bedroom Two**

2.46m x 2.90m (8' 1" x 9' 6")

### **Bedroom Three**

2.01m x 2.77m (6' 7" x 9' 1")

## **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.