



Ashlea, Olney, MK46 5HW

6 Ashlea
Olney
Buckinghamshire
MK46 5HW

Offers Over £300,000

A three bedroom semi detached family home in the sought after cul-de-sac of Ashlea accessed from Elmlea drive. The property enjoys easy access through to Johnsons Field.

The property benefits from an Entrance hall, Lounge, Dining room and Kitchen, Three bedrooms, two of which are doubles and the other an unusually well proportioned single bedroom and family bathroom.

Outside there are gardens to the front and rear with the rear garden being a decent size and well enclosed whilst the front garden offers car parking for three vehicles.

Additional benefits include UPVC double glazing, gas radiator central heating and no upward chain.





Ground Floor

In detail the accommodation comprises, Entrance porch. Double glazed entrance door and window to side elevation. ceiling light. Radiator.

The lounge has a large UPVC double glazed window to the front elevation and a coal effect gas fire. Wall lights. Ornamental ceiling beams. Attractive arch way through to the dining area. Radiator.

The dining area comfortably seats six and has double glazed French style doors to the rear elevation. Wall lights , doors leading through to kitchen. Radiator

The kitchen is fitted with a range of base and eye level units with worksurfaces over. Sink unit with tiled splashback. The kitchen in the agents opinion would benefit from being updated. There is a built-in oven and hob which is relatively new as well as a space and plumbing for a washing machine, dishwasher and fridge freezer. Double glazed window to the rear elevation overlooking the rear gardens. Cupboard housing the gas fired central heating boiler. Under-stairs storage cupboard. Double glazed door to the side elevation. Ceiling lights. Radiator.

First Floor

First floor landing. Opaque double glazed window to side elevation. Ceiling lights. Access to loft space. Airing cupboard. Built in storage cupboard. Doors leading to all bedrooms and bathroom.

The main bedroom is a good size double with a range of freestanding wardrobes. Large double glazed window to the front elevation with radiator under. Ceiling light.

The second bedroom is a double bedroom with a large double glazed window to the rear elevation with a radiator under. Built-in wardrobe. There are views over the rooftops of Olney from this room stretching to the parish church and the countryside beyond. Ceiling light.

Bedroom three in the agents opinion is a decent size single bedroom currently used as a home office with a small sofa. Double glazed window to the front elevation. Ceiling light. Radiator.

The bathroom is fitted with a three-piece suite and is functional, although in the agents opinion could benefit from some upgrading. There is a low-level WC, pedestal wash hand basin and panelled bath with shower attachment over. Tiled splash backs, Opaque double glazed window to the rear elevation. Ceiling light. Radiator.

Outside

Outside. The front garden is enclosed by mature hedging and there is a driveway providing off-road parking for three vehicles. These gardens have maturing plants , bushes and shrubs and a maturing tree. There is gated pedestrian access down the right-hand side of the property providing access to the rear garden.

The rear garden is enclosed by timber panel fencing and has been landscaped to offer a low maintenance facility being predominantly paved with a variety of flowers, shrubs, bushes and plants. There is a mature tree. In the agents opinion it would be a simple matter to lay to lawn if preferred to appeal to a young family.

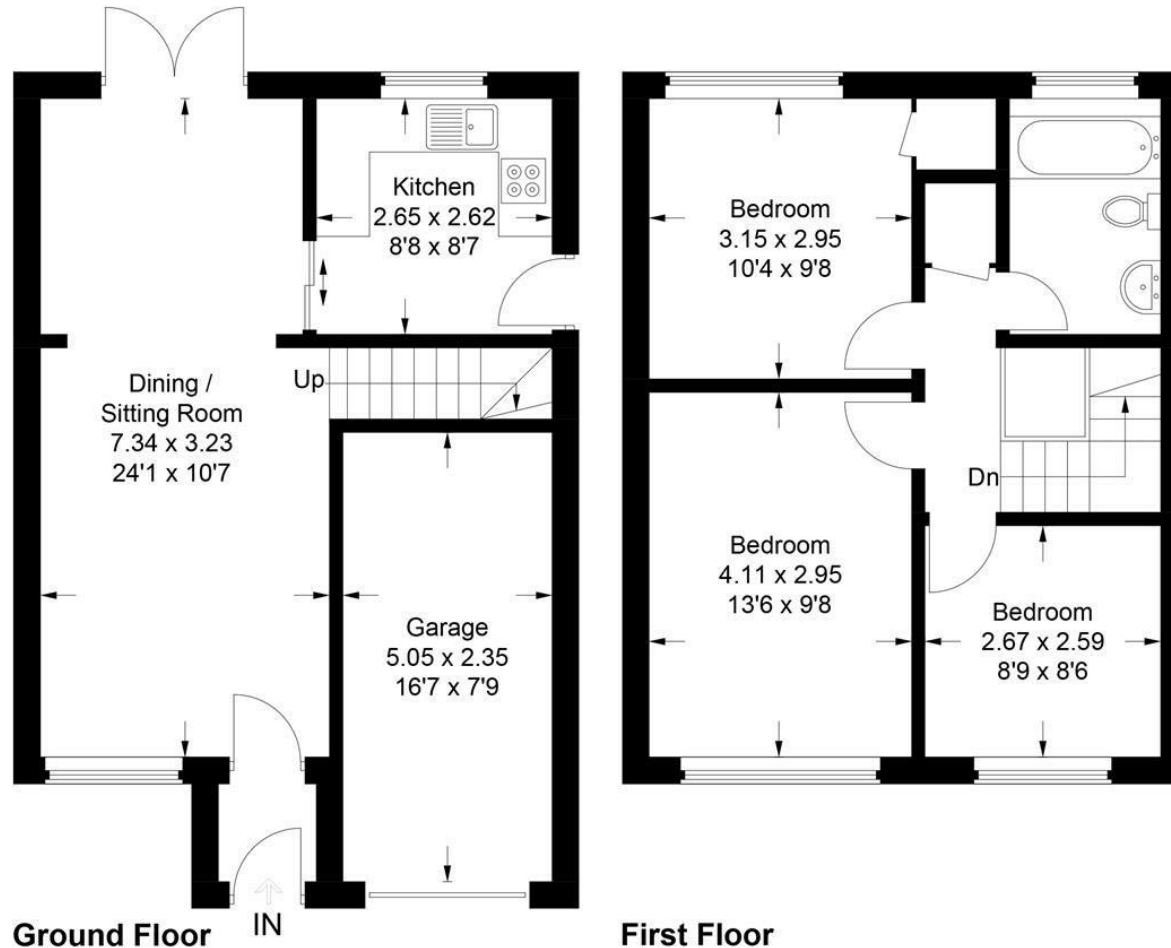
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Approximate Gross Internal Area
 Ground Floor = 35.1 sq m / 378 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 89.5 sq m / 963 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC