



St. Helena Avenue, Milton Keynes, MK3 5FJ



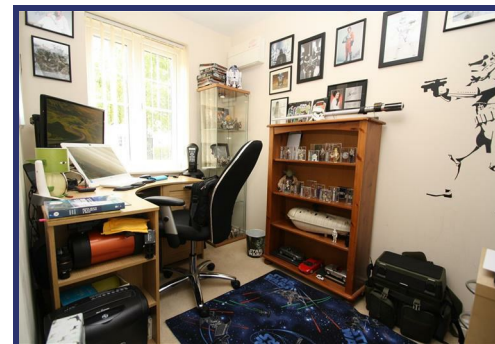
**71 St. Helena Avenue
Bletchley
Milton Keynes
Buckinghamshire
MK3 5FJ**

£299,950

Carters are delighted to offer to the market this **IMPOSING AND WELL PROPORTIONED THREE DOUBLE BEDROOM TOWNHOUSE**, situated on the desirable semi rural development of Newton Leys. The property is within walking distance of **WILLOW LAKE** as well as being within close proximity to the **A5/A421**, Leighton Buzzard bypass and Bletchley train station with direct access into London Euston.

The accommodation in brief comprises entrance hall, DOWNSTAIRS CLOAKROOM, KITCHEN/DINER/FAMILY AREA WITH INTEGRATED APPLIANCES, study, first floor landing, DUAL ASPECT LOUNGE WITH JULIET BALCONY, Bedroom three, family bathroom, second floor landing, DUAL ASPECT MASTER BEDROOM WITH JULIET BALCONY AND ENSUITE and bedroom two. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and SINGLE GARAGE situated to the rear with further parking in front. The development now has local shops and amenities including an Asda and Costa Coffee, as well as the recently opened Newton Leys primary school. In addition it is also in the school catchment for COTTESLOE SECONDARY SCHOOL and the AYLESBURY GRAMMAR SCHOOLS. The property offers VERY VERSATILE ACCOMMODATION set over three floors and is in immaculate condition. Internal viewing is highly recommended to fully appreciate. EPC rating tbc.

- Semi-Rural Location
- Walking Distance To Willow Lake
- Spacious & Flexible Accommodation
- Downstairs Cloakroom
- Study
- Kitchen/Diner/Family Room
- Lounge & Master Bedroom With Juliet Balcony
- Ensuite To Master
- Garage & Parking
- EPC Rating Tbc





Entrance Hall

Enter via a composite door with a double glazed panel into the entrance hall. Stairs rising to first floor. Doors to kitchen/diner/family room and study. Radiator. Ceramic tiled flooring. Built-in storage cupboard. Door to cloakroom.

Cloakroom

Suite comprising low level w.c. and wash hand basin. Mosaic tiling to splashback areas. Radiator. Ceramic tiled flooring. Ceiling mounted extractor fan.

Kitchen/Diner/Family Room

UPVC double glazed double doors with UPVC double glazed side panels to rear garden. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in double oven and gas hob with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Tiled to splashback areas. Radiator. T.V. point. Ceramic tiled flooring. Ceiling mounted extractor fan.

Study

UPVC double glazed window to front aspect. Radiator.

First Floor Landing

Stairs rising to second floor. Doors to lounge, bedroom three and family bathroom. Radiator.

Lounge

Dual aspect with two UPVC double glazed windows to front and UPVC double glazed double doors with a Juliet balcony to the side. T.V. point. Radiator.

Bedroom Three

UPVC double glazed window to side aspect. Radiator.

Family Bathroom

White suite comprising low level w.c., wash hand basin and panel bath. Radiator. Tiled to splashback areas. Ceiling mounted extractor fan.

Second Floor Landing

Doors to bedrooms one and two. Radiator. Access to loft.

Master Bedroom

Dual aspect. UPVC double glazed windows to front. UPVC double glazed double doors with a Juliet balcony to the side. Radiator. Door to en-suite.

En-suite

White suite comprising low level w.c., wash hand basin and fully tiled shower cubicle. Tiled to splashback areas. Radiator. Ceramic tiled flooring.

Bedroom Two

UPVC double glazed window to rear aspect. Radiator.

Exterior

Front Garden
Small area of lawn and paving.

Rear Garden

Paved patio area. Remainder laid to lawn. Slate border. Path leading to foot of garden. Outside tap. Timber shed to remain. Gated side access leading to the front. Rear gated access to the garage. Fully enclosed by timber fencing.

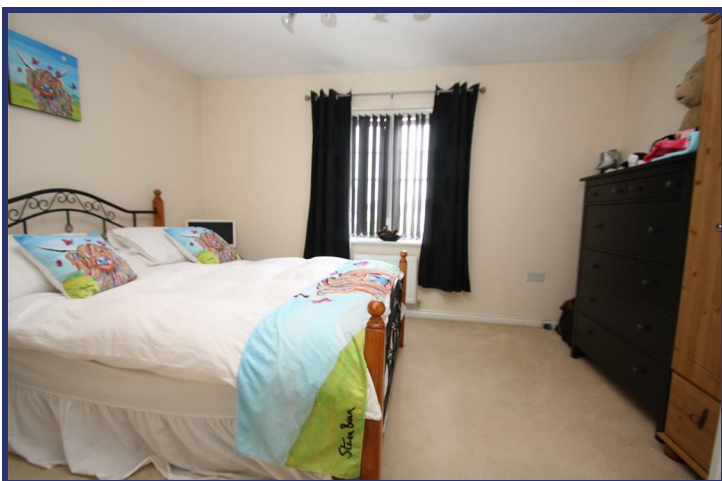
Garage

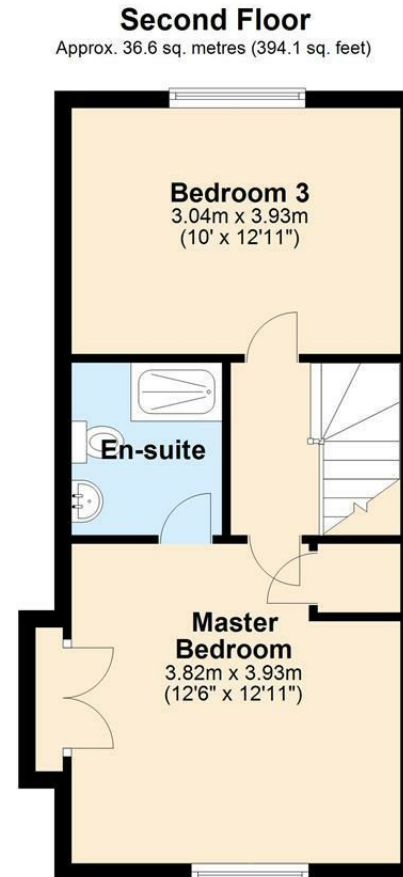
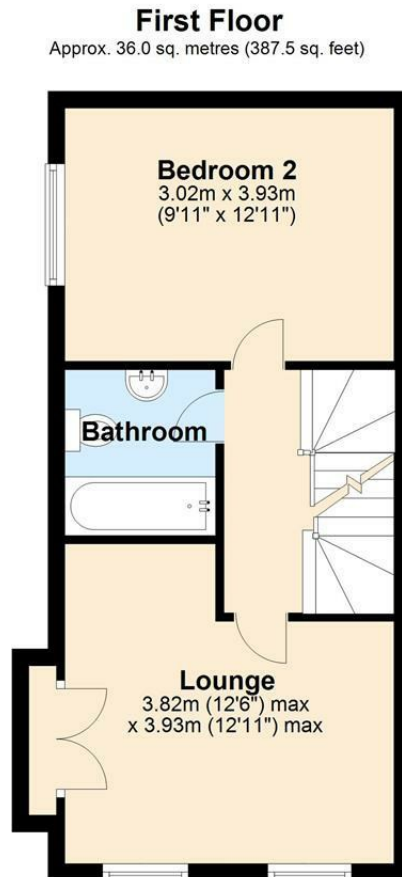
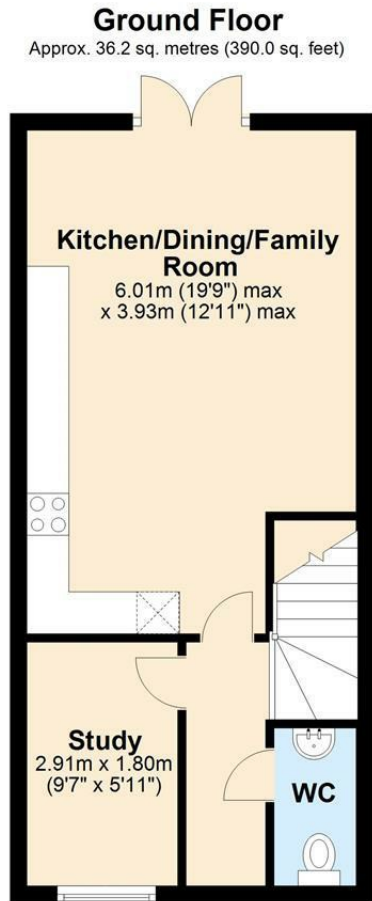
Located to the rear of the property with an up and over door and lighting. Parking in front for one vehicle.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.







Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

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. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. 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.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



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

