



Moores Hill, Olney, MK46 5DY

39 Moores Hill
Yardley Road
Olney
Buckinghamshire
MK46 5DY

Offers Over £500,000

A stunning three bedroom family home in Moores Hill off Yardley Road in Olney. Close to all three schools this property is simply beautiful, and has been much improved by the owners to include a kitchen/ dining room at the rear, a new kitchen with built in appliances, re carpeting, a new boiler and new decoration.

On the ground floor there is an entrance hallway, w.c, sitting room with wood burner, separate reception room/ study, fabulous open plan Kitchen/ dining room/ conservatory and utility room.

On the first floor there are three good sized bedrooms and family bathroom.

Outside there are larger than average sized gardens to the front and rear, ample off road car parking, large summer house (which subject to planning could be converted in to a home office/ workshop, and much much more!

All enquiries to Haydn van Weenen please.





Ground Floor

The accommodation comprises entrance hall entered via an opaque double glazed door ceiling light wooden Parquet flooring doors in the hallway and door to Shower room which is Fitted with a white suite comprising low-level WC, pedestal wash hand basin, and walk-in shower cubicle with power shower. His towel rail, wall tiles, extractor fan, ceiling down lighters, loft access. Opaque double glazed window to front elevation, continued wooden Parquet flooring.

Inner hallway coat hanging area, ceiling light, electric meter concealed in cupboard, stairs to first floor landing and wooden door leading through to the sitting room. Radiator.

The sitting room has two large double glazed windows to the rear elevation looking onto the rear garden, with an old fashion school style radiator underneath. Ceiling lights and shelving to the right hand side of the chimney breast which features a inset wood burning stove. Door leading through to the kitchen and double opening French double doors leading through to the reception room/study. This reception to the front of the property was formerly the dining room and has an open fireplace, a large double glazed window to the front elevation, old fashion school radiator, phone point ceiling lights.

The kitchen has been completely overhauled and re-fitted with a range of with a modern range of base and eyelevel units With natural granite worktops featuring a central island unit with induction hob and Neff extractor hood above. There is a built in Neff oven / microwave and a tilt and slide lower oven. There is a built-in fridge and freezer and wine fridge also. Double glazed window to the side elevation ceiling down lighters vertical radiator parquet wooden flooring and daughter utility room and open plan area leading through to the dining area.

The dining area forms part of a rear extension which was replaced by the current owners and has double glazed windows to the side and rear elevations looking onto the rear gardens. There is a double glazed door to the side elevation and there are Vellux double glazed windows to both sides. Vertical radiator. The utility room has continued fitted units from the kitchen with natural granite worktops with plumbing and space for washing machine and a tumble dryer range of base and eyelevel fitted cupboards ceiling down lighters.

First Floor

First floor landing- double glazed window to the side elevation, ceiling light, doors to all bedrooms old-fashioned style radiator loft access ceiling light. Walk in wardrobe with hanging area and storage area.

The master bedroom is an excellent size and has two large double doors windows to the rear elevation looking onto the rear gardens, vertical radiator ,Ceiling light ample space for freestanding wardrobes to either side of chimney breast.

Bedroom two is also a good size double bedroom with a large double glazed window to the front elevation old-fashioned school style radiator under ceiling lights space for freestanding wardrobes.

Bedroom three is a good size single bedroom although our clients have a foldout double sofa bed currently. Large double glazed window to the rear elevation looking onto the rear garden with old-fashioned school style radiator under ceiling light space for freestanding wardrobe.

The bathroom has been re-fitted with a three-piece white suite comprising low-level WC pedestal wash hand basin and vanity unit with cupboards under and panelled bath with shower screen and power shower. Ceiling down lighters tiled walls and flooring extractor fan and heated towel rail.

Outside

Outside the front gardens are enclosed by mature hedging and are predominantly laid to lawn with mature in flower shrubs bushes and mature in trees. There is a tarmac driveway providing ample off-road car parking enough for four vehicles. To the side of the property there is a wooden fence and gate of pedestrian access to the rear gardens. Please note there is potential to build a garage to the side of the property subject to planning. Concealed bin storage area And separate path leading to Yardley Road.

The rear gardens have been extensively landscape by the present owners and offer a paved area down the left hand side of the property where there is enough space for a timber panel shed log store and this beautiful paved area office outside dining area and patio with steps and path leading down the centre of the rear gardens which are enclosed by timber panel fencing and are well stocked with a variety of flowers shrubs bushes and plants with seating areas barbecue area's and much much more. The main appeal of properties on Moores Hill in Olney is the size of the rear gardens Which due to the age of the property are in much larger than average size approximately 100 feet in length.

At the bottom of the garden there is a wooden cabin which has previously been used as a summer house but could be used for additional storage or subject to planning could be converted into a home office. There is an attractive pergola and have a mature shrubs and bushes and plants and a further seating area also which is paved at the bottom of the garden.

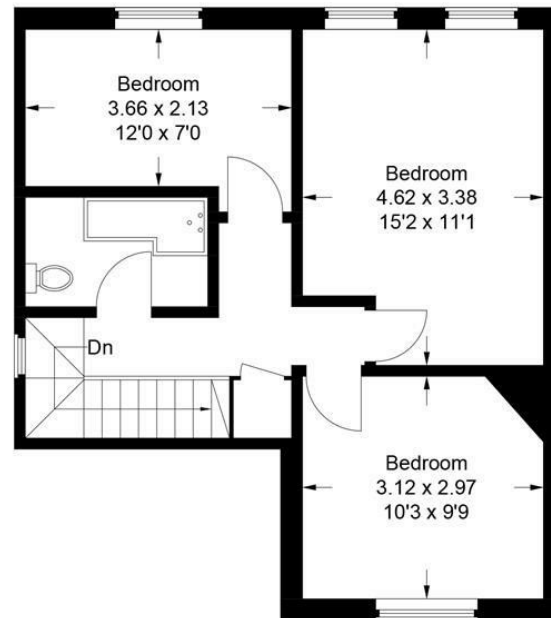




Approximate Gross Internal Area
 Ground Floor = 59.9 sq m / 645 sq ft
 First Floor = 47 sq m / 506 sq ft
 Total = 106.9 sq m / 1,151 sq ft



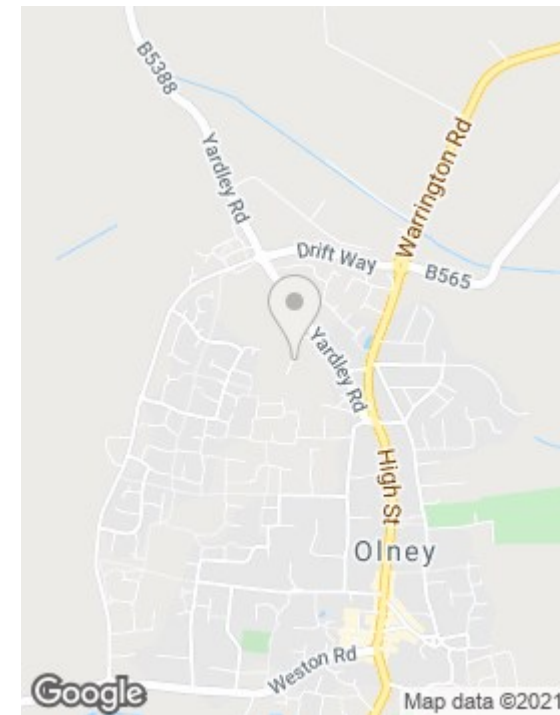
Ground Floor



First Floor

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		
(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

