



Elmers Park  
Milton Keynes  
[www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)





Uniquely positioned and immaculately presented 4 bedroom detached family home, with a fabulous private south facing garden and double garage. Just a short walk to Bletchley Station.

Elmers Park, Bletchley, Milton Keynes, Buckinghamshire, MK3 6DJ

Offers in Excess of: £635,000

- Four Bedroom Detached House
- Quiet Cul De Sac Location
- Short Walk To Bletchley Train Station
- Fabulous South Facing Garden
- Three Reception Rooms
- Modern Kitchen
- Utility Room
- Master Bedroom With Ensuite Facilities
- Double Garage/Home Office
- Close To Park, Local Shops & Amenities



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01280 821333 / 07721 418628

victoria@bb-estateagents.co.uk



## Location

Elmers Park is a sought-after development made up of individual detached properties, in a cul-de-sac location situated in Old Bletchley off Church Green Road, close to the historic St Mary's Church and leisure park. The area offers easy access to the Bletchley train station, as well as good commuter links on the A5 and M1, a range of local schools both Primary and Secondary and close to shops and restaurants.



## Description

The property consists of; entrance hallway and downstairs cloakroom, two useful storage cupboards for coats and shoes, and stairs to the first floor.

The kitchen is central to the house with a socialable flow to the utility and reception rooms.

The well-appointed modern kitchen that overlooks the beautiful garden, has ample eye and waist level units, double ovens, granite worktops, and integrated dishwasher and fridge.

The utility room offers further storage, sink, plumbing for white goods, space for an additional fridge/freezer, and a door to the side of the property and garden.

The kitchen opens out to the bright and sunny dining room and conservatory with French doors to the garden, and double doors to the main reception room, with open fireplace and attractive bay window, making the reception rooms seamlessly connect.

Upstairs there are four double bedrooms, with master bedroom overlooking the pretty garden and benefitting from ensuite shower facilities. There is also a modern family bathroom with bath and overhead shower.



## Outside

The double garage has been cleverly converted into a games room/home office with power, lights and a wood burning stove. The original garage doors remain, so could easily be converted back to a useable garage if required.

The stunning enclosed rear south facing garden really is the jewel in the crown, offering complete privacy and a tranquil setting. There is a patio from the conservatory and another decked sitting area plus a good size garden store hidden at the end of the garden.

The garden boasts mature trees and hedging and rose beds for added colour. To the front of the property, the garden has artificial grass for easy maintenance. There is ample off road parking to the front and side of the property, providing enough space for multiple vehicles, van or motorhome.



## General Remarks and Stipulations

**Tenure**  
Freehold

**Services**  
Gas Central Heating

**EPC Rating**  
Pending

**Local Authority**  
Milton Keynes City Council

**Viewing**  
Strictly by appointment with  
Bonners & Babingtons

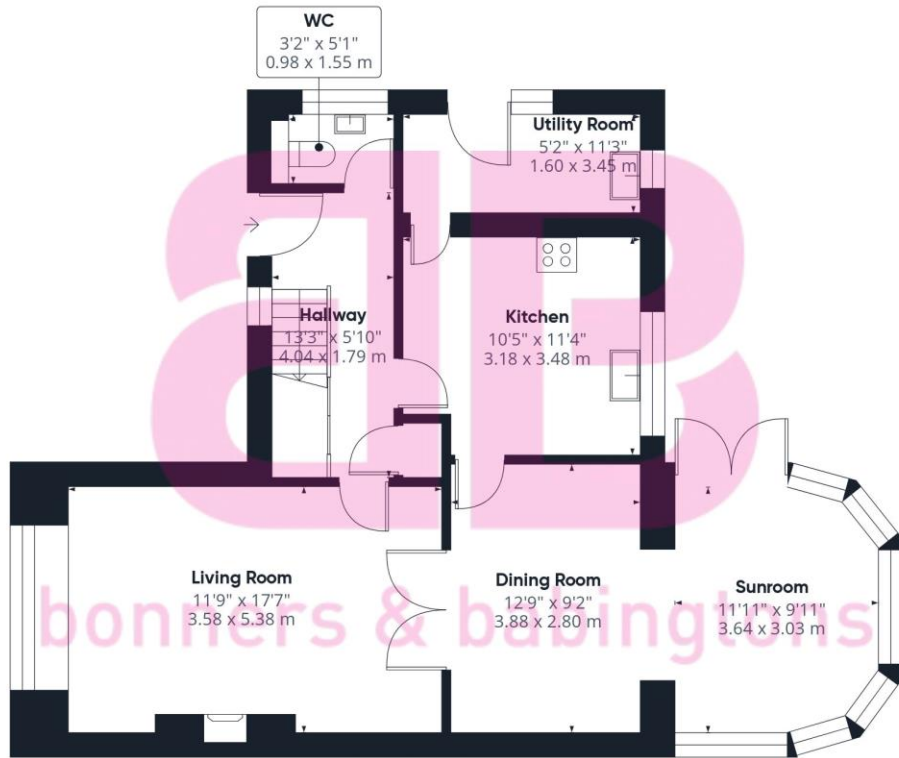
### Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

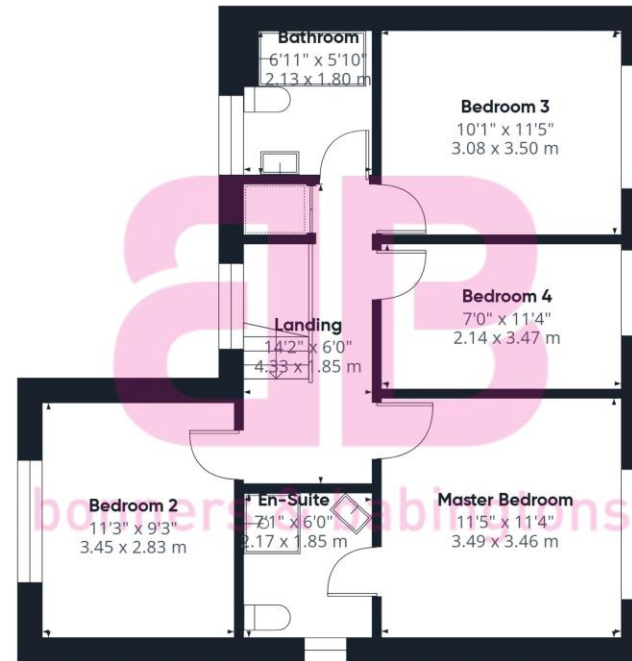
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1579 ft<sup>2</sup>  
146.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

