



Fairways, Two Mile Ash, MK8 8AL



9 Fairways
Two Mile Ash
Buckinghamshire
MK8 8AL

Offers In Excess Of £500,000

Carters are delighted to offer for sale this four bedroom detached family home situated in the popular area of Two Mile Ash. This property benefits from a separate living room, an open plan kitchen/dining area, conservatory and a study converted from the original double garage.

The accommodation in full comprises, hall, cloakroom, living room, kitchen/dining, utility room, study and conservatory. The first floor boasts the master bedroom with en-suite, three further bedrooms and the family bathroom. To the exterior there are front and rear gardens and a double width driveway with parking for 2 vehicles.

- FOUR BEDROOM DETACHED
- CLOAKROOM
- LIVING ROOM
- OPEN PLAN KITCHEN/DINING AREA
- STUDY
- UTILITY ROOM
- CONSERVATORY
- EN-SUITE TO MASTER BEDROOM
- GARAGE
- FRONT & REAR GARDENS





Ground Floor

The front door leads to a conservatory, useful room which would suit see that a large hall or a living space. It is of brick and UPVC double glaze construction with a polycarbonate roof. Doors lead to the hall and study and patio doors to the living room.

The hall has tiled floor stairs to the first floor and doors to all rooms.

The study located to the front forms part of a garage conversion, with one half of the garage converted. Window to the front and a cupboard with meters

A cloak room has a modern white suite comprising WC and wash basin set in vanity unit with a countertop and cupboard.

The living room is a light room with a dual aspect with patio doors to both the front and rear. Engineered wood flooring.

The large kitchen/dining room has defined areas. The kitchen area has a range of units to floor and wall levels with worktops and a double ceramic butler sink. Integrated larger fridge and larger freezer. Range cooker to remain. A breakfast bar provides a dining area. The dining area has French doors opening to the rear garden and a tiled floor runs throughout.

The utility room has wall mounted units, worktop and space for appliances to include a washing machine, tumble dryer and dishwasher. Door to the side

First Floor

The landing has access to the loft and doors to all rooms.

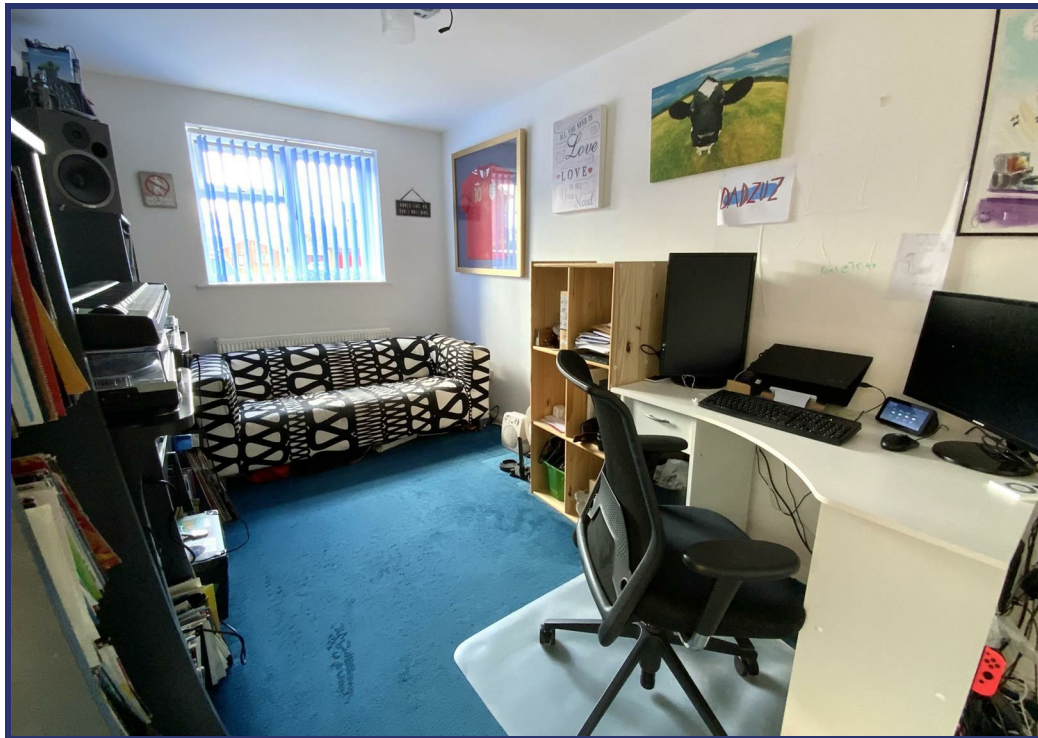
Bedroom one is a double bedroom located to the front with a built in double wardrobe and ensuite shower room comprising WC, wash basin set in vanity unit and shower cubicle. Window to the front

Bedroom two is a double bedroom located to the front with built-in double wardrobe.

Bedroom three is a double bedroom located to the rear

Bedroom four is a double bedroom located to the rear. Built-in wardrobe.

The family bathroom has a white suite comprising WC, wash basin and bath. Window to the rear



Outside

Garage

Property has a single garage with a remote sectional door, rear access door and gas central heating boiler. Power and light. The property formerly had a double garage with one half having been converted to the study.

Heating

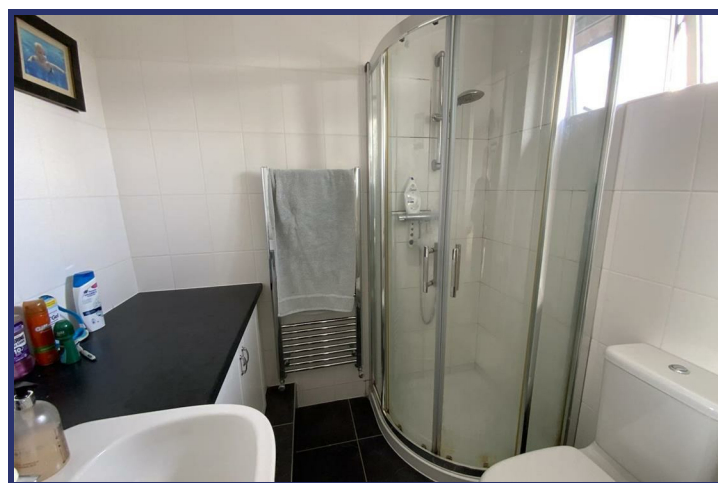
The property has gas to radiator central heating.

Two Mile Ash - Location

Two Mile Ash has a local centre with a supermarket, Post Office and a fish and chip shop. It has two highly rated schools (Two Mile Ash Middle School and Ashbrook First School) and two pre-schools (Two Mile Ash Pre-school and Helping Hands). Close by is Abbey Hill Golf Course and the Mercure Hotel and Conference Centre. CMK railway station with trains to London Euston and the North is approximately three miles away, with the fastest trains to Euston taking just 30 minutes. CMK shopping centre is a reasonable walk or short bus/car journey away.

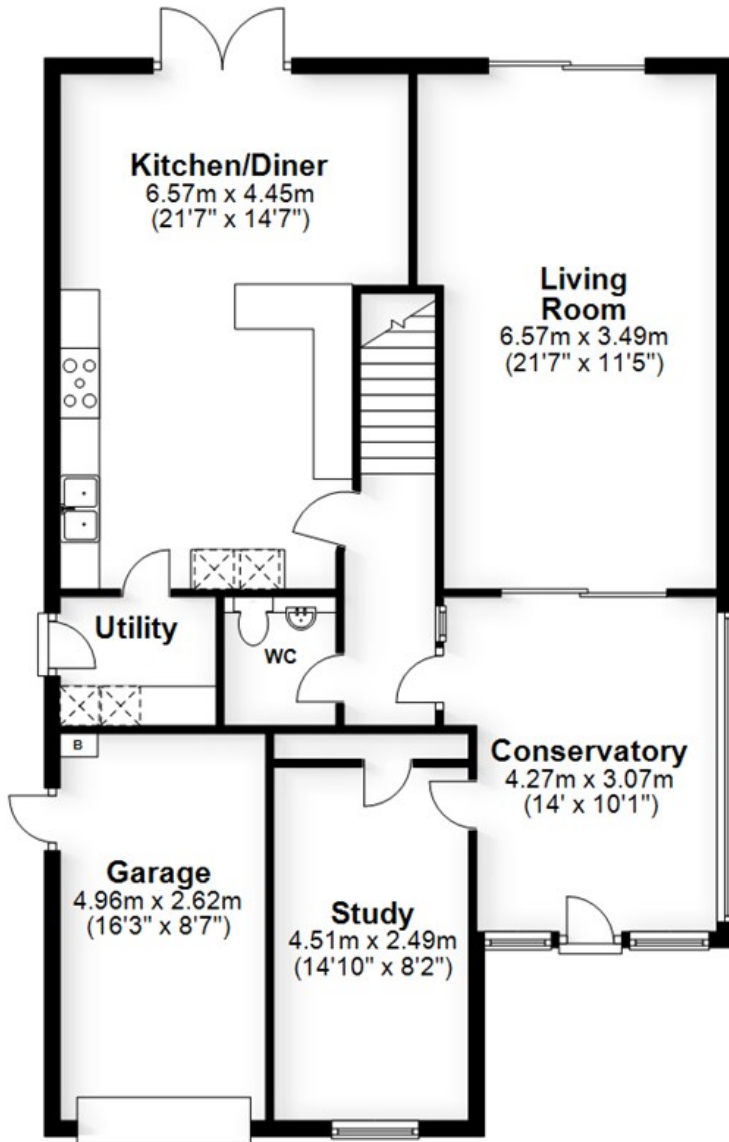
Disclaimer

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

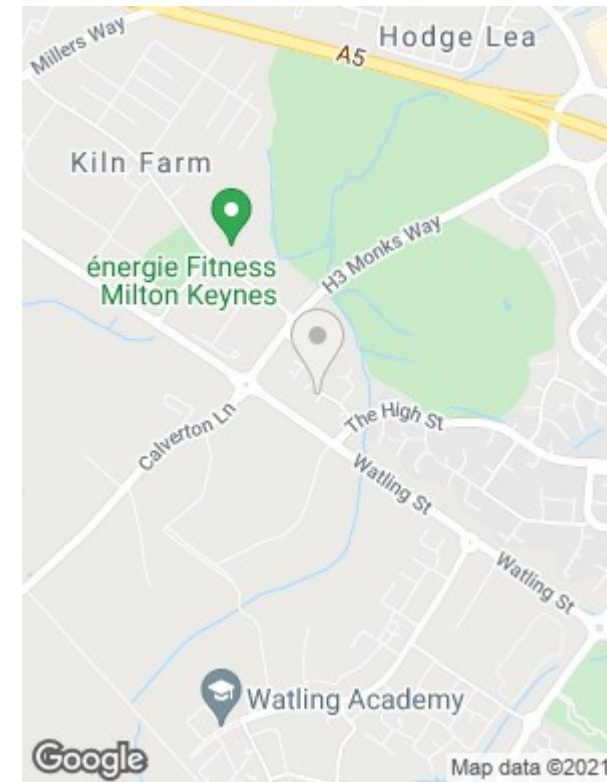
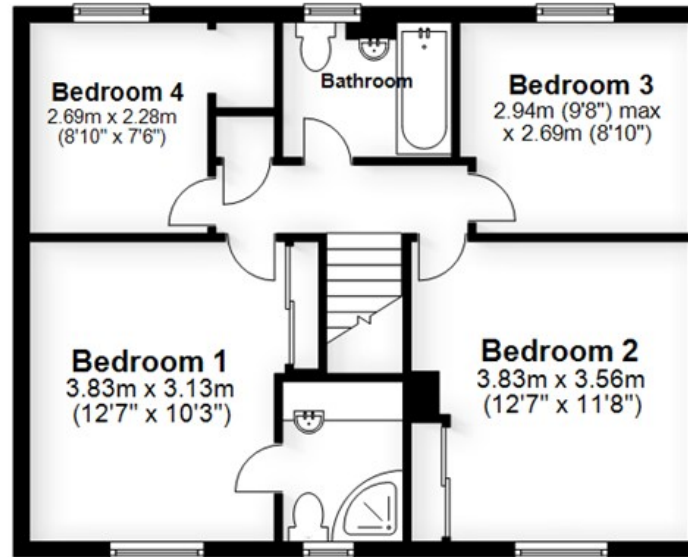




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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	



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.