



St. Helena Avenue, Milton Keynes, MK3 5FL



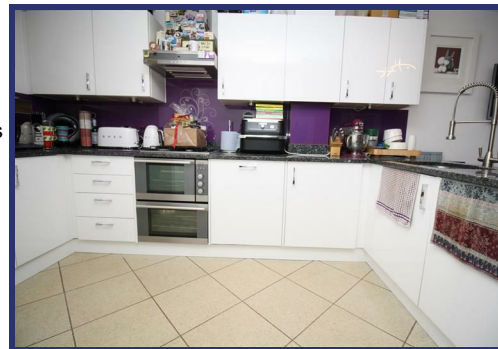
52 St. Helena Avenue  
Newton Leys  
Milton Keynes  
MK3 5FL

## Offers In Excess Of £340,000

A BEAUTIFULLY PRESENTED, THREE/FOUR BEDROOM TOWNHOUSE, offering SPACIOUS AND VERSATILE ACCOMMODATION SET OVER THREE FLOORS. It is located in the desirable semi-rural development of Newton Leys, just a short distance from Willow Lake, as well as all the amenities on offer including shops, takeaways, Costa Coffee, Primary School and community centre.

Bletchley & Leighton Buzzard train stations are just a short drive away with a direct link into London Euston, and the A5 and Leighton Buzzard bypass offer strong road links for commuting too. The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, QUALITY FITTED KITCHEN/DINER/FAMILY ROOM WITH INTEGRATED APPLIANCES AND GRANITE WORKSURFACES, STUDY/BEDROOM FOUR, first floor landing, lounge, Bedroom three, family bathroom, second floor landing, PRINCIPLE BEDROOM WITH ENSUITE and bedroom two. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and TWO BRICK BUILT CARPORTS with further parking in front situated close by. This former show home included many upgrades and has been well cared for by the current owners. Internal viewing is recommended. EPC rating C.

- Semi-Rural Location
- Walking Distance To Willow Lake
- Spacious & Flexible Accommodation
- Downstairs Cloakroom
- 20FT Kitchen/Diner/Family Room With Integrated Appliances
- Study/Bedroom Four
- Principle Bedroom With Ensuite
- Well Maintained Gardens
- Two Carports
- EPC Rating C





#### Entrance Hall

Enter via a composite door with obscure double glazed panel into entrance hall. Stairs to first floor. Doors to kitchen/dining/family room and study/bedroom four. Built-in storage cupboard. Karndean flooring. Door to cloakroom.

#### Downstairs Cloakroom

White two piece suite comprising low level w.c. and pedestal mounted wash hand basin. Chrome heated towel rail. Tiled walls to half height. Karndean flooring. Ceiling mounted extractor fan.

#### Kitchen/Diner/Family Room

UPVC double glazed double doors onto rear garden. Quality fitted kitchen comprising of a range of wall and base units with granite work surfaces and splashbacks giving storage. One and a half bowl stainless steel sink with granite drainer and mixer tap over. Built-in double oven and gas hob with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Downlights. Two radiators. Karndean flooring. Insect spotlights to ceiling.

#### Study/Bedroom Four

UPVC double glazed window to front aspect. Sharps fitted shelving and storage. Built-in storage cupboard housing wall mounted boiler. Radiator. Telephone point. Karndean flooring

#### First Floor Landing

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

#### Lounge

Two UPVC double glazed windows to front elevation. T.V. point. Two radiators.

#### Bedroom Three

UPVC double glazed window to rear elevation. Radiator. Door to airing cupboard.

#### Family Bathroom

White three piece suite comprising low level w.c., pedestal mounted wash hand basin and panelled bath with shower tap over. Chrome heated towel rail. Shaver point. Fully tiled walls. Ceramic tiled flooring. Ceiling mounted extractor fan.

#### Second Floor Landing

Doors to all principle bedroom and bedroom two. Access to loft.

#### Principle Bedroom

UPVC double glazed window to front elevation. Radiator. Built-in double wardrobe. Door to en-suite.

#### Ensuite

White three piece suite comprising fully tiled shower cubicle, low level w.c. and a pedestal mounted wash hand basin. Tiled to splashback areas. Chrome heated towel rail. Shaver point. Ceramic tiled flooring. Ceiling mounted extractor fan. Inset spotlights.

#### Bedroom Two

UPVC double glazed window to rear elevation. Radiator. A fitted range of Sharps wardrobes and drawers.

#### Exterior

Front- Steps up to front door and a low level wrought iron fence.

Rear Garden- Well maintain rear garden. Comprises of a paved patio area. Remainder is mainly laid to artificial lawn with planted and slate borders. Timber decking at the foot of the garden. Rear gated access. Outside tap. Fully enclosed by timber fencing.

Carports-Being the former show home there are two brick built carports situated nearby at the rear of the property. One has built in storage shed. Further parking in front.

#### Property Information

Carports- Please note they are on a 999 year from 2010 on a peppercorn rent with no payment.  
Tenure: Freehold  
Local Authority: Milton Keynes Council  
Council Tax Band: D

#### Note For Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

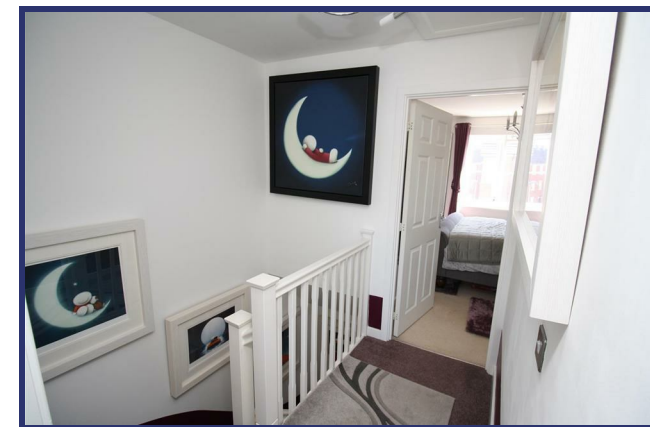
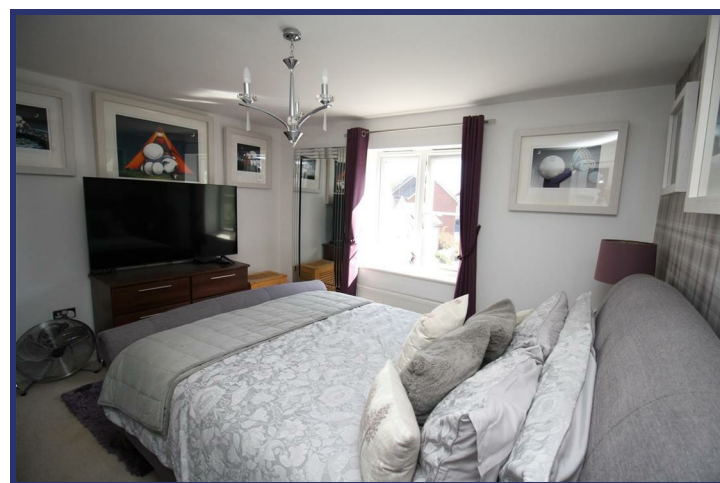
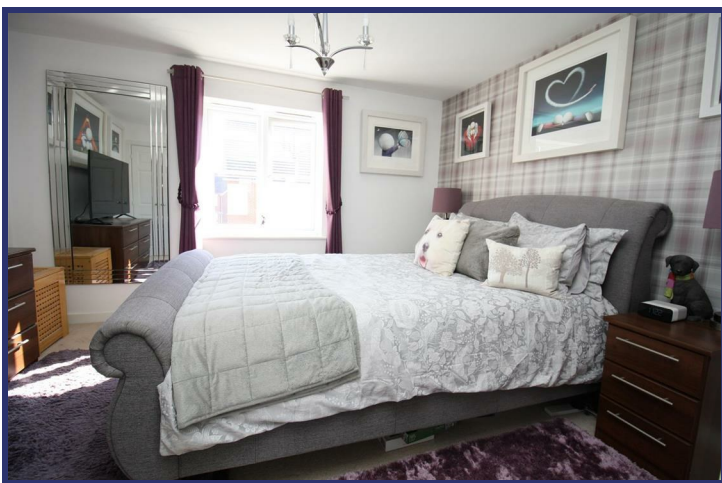
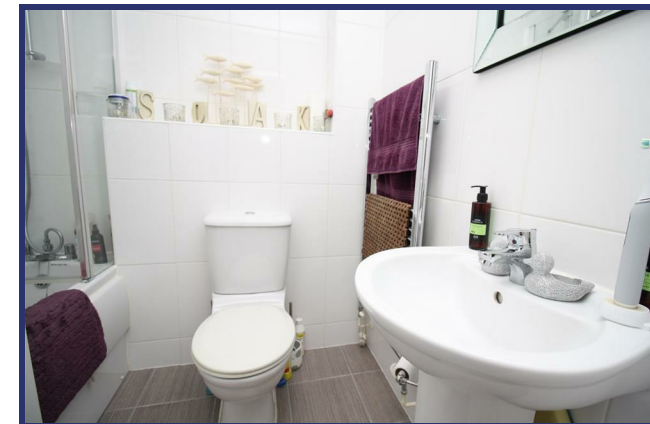
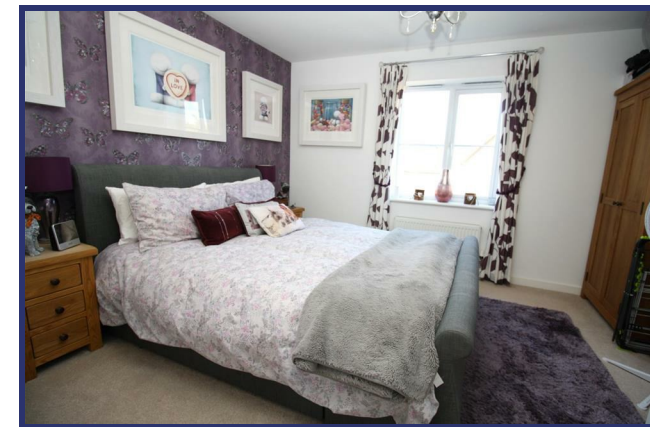
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

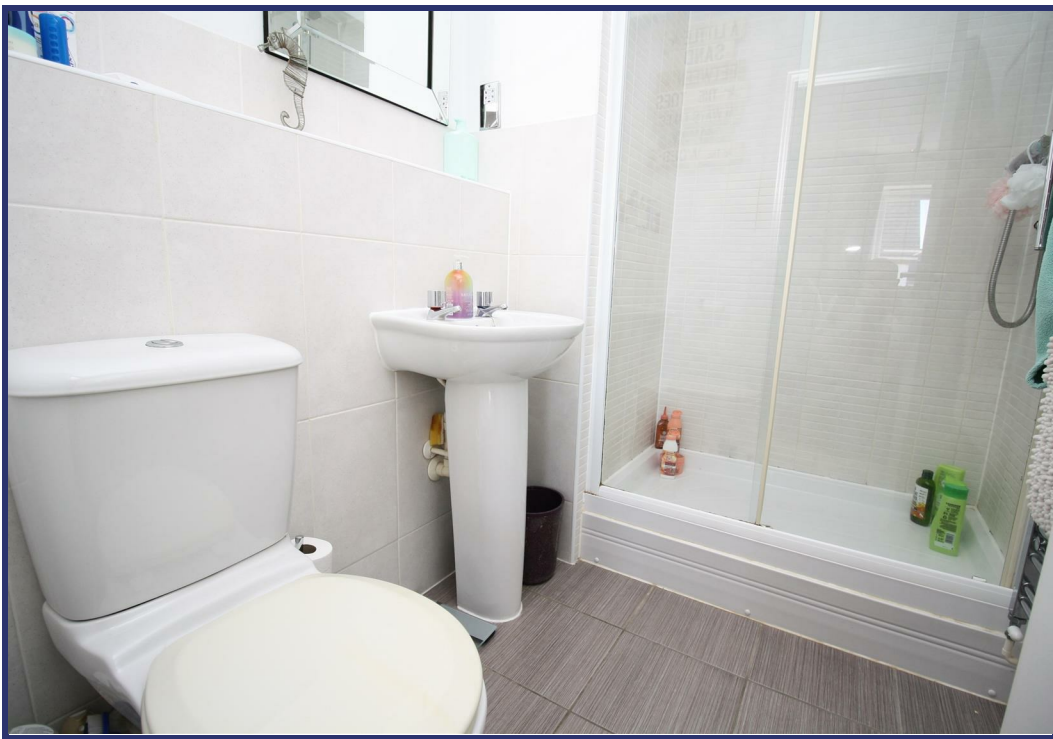
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

#### 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.

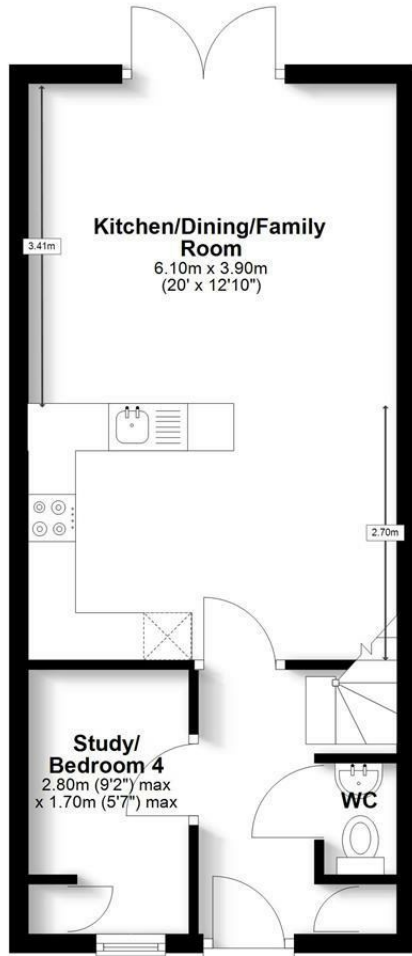






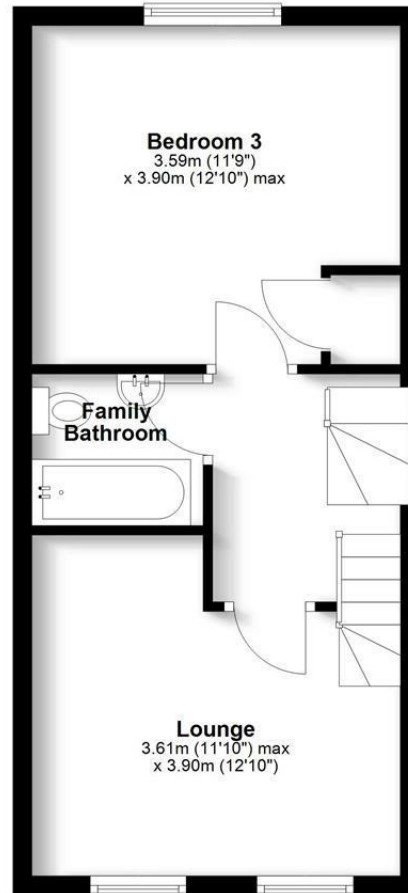
## Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



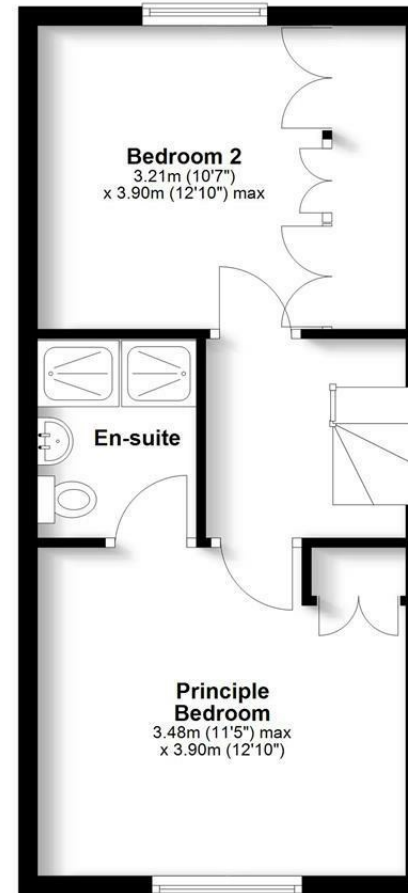
## First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)

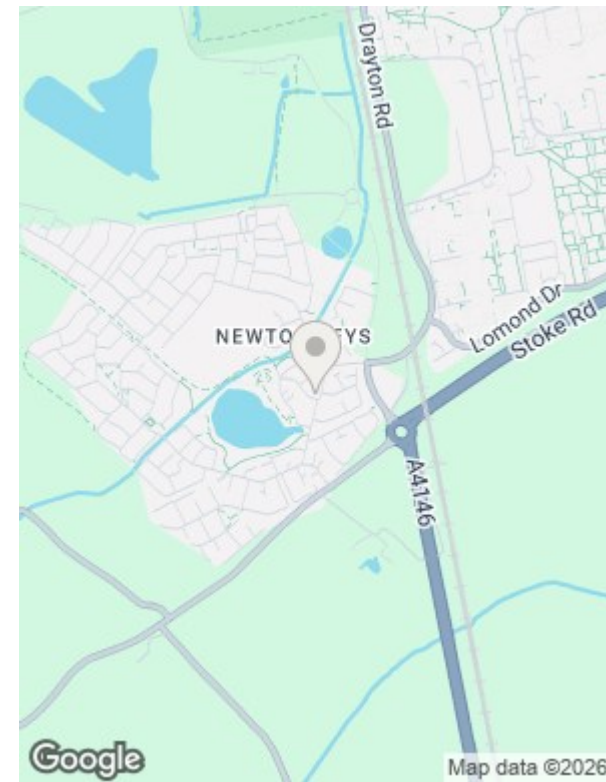


## Second Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 105.3 sq. metres (1133.4 sq. feet)



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 646699

[bletchley@carters.co.uk](mailto:bletchley@carters.co.uk)

[carters.co.uk](http://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			
EU Directive 2002/91/EC		79	90
England & Wales			

