



The Mount, Aspley Guise, MK17 8DZ

Price £995,000 Freehold



A beautifully presented four double bedroom detached property situated in this most sought after and rarely available cul de sac location with large landscaped gardens to front and rear. It has been maintained to an extremely high level by the present vendors. Viewing is highly recommended.



The Mount

Aspley Guise, MK17 8DZ



Outside Front

Superb mature landscaped front gardens. Enclosed by mature hedging. Block paved parking for numerous vehicles. Gated access to side of property. Comprehensively stocked flower, shrub beds and borders. Private sitting area. Outside light.

Garage 28' 1" (8.56m) max x 11' 1" (3.38m) max

Electric up and over door. Light. Power. Personal door to rear garden. Water tap.

Rear Garden

Large rear garden. Enclosed by fencing. Laid mainly to lawn. Comprehensively stocked flower, shrub beds and borders. Wooden garden store shed. Outside warm water tap. Large blocked paved split-level terrace. Block paved pathway leading to further patio area at end of garden.



Entrance Hall
Staircase with banisters and hand rail leading to first floor accommodation. Recess ceiling lights. Coved ceiling. Double radiator. Door to under stair storage cupboard.

Cloakroom 9' 9" (2.97m) x 2' 1" (0.64m)
Fitted with a white suite comprising wall mounted hand wash basin and low-level WC. Chrome towel radiator. Ceramic tiled walls. Ceramic tiled floor. Recess ceiling lights. Extractor fan.

Lounge 21' 9" (6.63m) max x 16' 5" (5m) max
Sliding sealed unit double glazed patio door and sealed unit double glazed patio window to rear garden. Coved ceiling. Two double radiators. Feature marble fireplace with gas point. Sliding sealed unit double glazed patio window and sealed unit double glazed patio door to Conservatory.

Conservatory 12' 8" (3.86m) x 11' 6" (3.51m)
Sealed unit double glazed windows, sealed unit double glazed venting windows and twin sealed unit double glazed doors opening onto gardens. Wall light points. Two double radiators.

Dining Room 11' 9" (3.58m) x 11' 1" (3.38m)
Sealed unit double glazed window to front. Double radiator. Coved ceiling. Dimmer switch. Twin half glazed doors to Lounge.

Study 11' 0" (3.35m) x 10' 2" (3.1m)
Sealed unit double glazed window to front. TV point. Coved ceiling. Double radiator.

Kitchen/Breakfast Room 17' 8" (5.38m) max x 13' 9" (4.19m) max
Sealed unit double glazed window to rear. Fitted with a comprehensive range of wall, base and drawer units with fitted Quartz work surfaces and returns. One and a half bowl sunken stainless steel sink unit. Two large radiators. Concealed under unit lighting. Fitted dresser unit with storage cupboards and glazed display cabinet. Plumbing and recess for dishwasher. Neff fan assisted electric oven. Neff four ring electric hob and extractor fan over. Space for upright fridge freezer.

Utility Room 11' 3" (3.43m) x 6' 4" (1.93m)
Sealed unit double glazed window to rear. Half sealed unit double glazed door to rear. Single radiator. Recess ceiling lights. Fitted with a range of wall, base and tall units. Fitted work tops. Ceramic tiling. Plumbing and space for washing machine. Wall mounted Worcester gas fired boiler serving central heating to radiators and domestic hot water.

Landing
Sealed unit double glazed window to front. Coved ceiling. Recess ceiling lights. Banisters and hand rail. Double radiator. Access to loft space via loft ladder. Double door airing cupboard with lagged copper cylinder tank and shelf.

Bedroom One 12' 1" (3.68m) max x 11' 1" (3.38m)
Sealed unit double glazed window to rear. Double radiator.

Dressing Room 9' 0" (2.74m) x 8' 7" (2.62m)
Sealed unit double glazed window to rear. Fitted double and single door wardrobe cupboards with hanging rail and shelving. Single radiator. Recess ceiling lights.

En Suite 6' 7" (2.01m) x 6' 3" (1.9m)
Sealed unit double glazed window to side. Fitted with a white suite comprising low level WC, corner shower cubicle with sliding screen door, wall mounted shower mixer with hand held shower, hand wash basin with mixer tap, pop up waste and storage cupboards below. Under floor heating. Ceramic tiled floor. Ceramic tiled walls. Chrome towel radiator. Fitted storage cupboards. Electric shaver point.

Bedroom Two 13' 7" (4.14m) x 11' 1" (3.38m)
Sealed unit double glazed window to rear. Recess ceiling lights. Double radiator. Double door wardrobe cupboards with light. TV point.

En Suite 8' 1" (2.46m) max x 7' 1" (2.16m) max
Sealed unit double glazed window to front. Fitted with a white suite comprising low level WC, corner shower cubicle with sliding screen door, wall mounted shower mixer with hand held shower and hand wash basin with glass and chrome stand, mixer tap and pop up waste. Ceramic tiled walls. Ceramic tiled floor. Under floor heating. Electric shaver point. Chrome towel radiator.

Bedroom Three 12' 1" (3.68m) x 11' 3" (3.43m)
Sealed unit double glazed window to front. Coved ceiling. Double radiator. Double and single door wardrobe cupboards with hanging rail and shelving.

Bedroom Four 10' 1" (3.07m) x 10' 1" (3.07m) max
Sealed unit double glazed window to rear. Single radiator. Double door wardrobe cupboard with hanging rail and shelving.

Family Bathroom 11' 5" (3.48m) max x 6' 2" (1.88m) max
Sealed unit double glazed window to front. Fitted with a white suite comprising low level WC, wall mounted hand wash basin, P-bath with mixer tap, pop up waste, wall mounted shower mixer and hand held shower. Fitted storage cupboards. Recess ceiling lights. Large chrome towel radiator. Under floor heating. Ceramic tiled walls. Ceramic tiled floor. Under floor heating.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	67	79
EU Directive 2002/91/EC		

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

