



Silverbirches Lane , Aspley Heath, MK17 8TL

King Estate Agents are proud to bring to the market this extended and much improved detached family home, situated in the highly desirable area of Aspley Heath. The property boasts a self contained annexe, detached double garage and large open plan kitchen/dining/family room. On the ground floor the accommodation in brief comprises entrance hall, shower room, kitchen/dining/family room, with modern kitchen with Corian work surfaces, utility room, study and a further reception room. On the first floor there are three double bedrooms, and a large refitted family bathroom. On the second floor there is the master bedroom with an open landing area, and stairs leading down to a dressing room and refitted four piece en suite. On the ground floor there is access into the self contained annexe, comprising an open plan living area and bedroom with en suite shower room. Outside the house has a gravel driveway providing parking for several vehicles leading to a detached double garage, and a rear garden.

Accommodation

EXECUTIVE DETACHED HOME

HIGHLY SOUGHT AFTER LOCATION

FIVE/SIX DOUBLE BEDROOMS

ADDITIONAL SELF CONTAINED ANNEXE

DETACHED DOUBLE GARAGE

LARGE OPEN PLAN KITCHEN/LIVING AREA

THREE RECEPTION ROOMS

EN SUITE AND DRESSING ROOM TO MASTER



Ground Floor

Entrance Porch - Glazed doors leading to inner hall.

Hallway - Storage cupboard, radiator, doors to;

Inner Hall - Stairs rising to first floor and ground floor, radiator.

Shower Room - White suite fitted to comprise shower cubicle with wall mounted shower, low level WC, pedestal wash hand basin, fully tiled surround, heated towel rail.

Kitchen/Dining/Family Room - Kitchen fitted to comprise Corian sink and drainer with mixer tap over and drawer under, a further range of base and eye level units, Corian work tops with up-stands. Five burner gas hob with extractor over, double oven, integrated dishwasher, radiator, tiled flooring.

Utility Room - Stainless steel sink and drainer and mixer tap over and cupboard under, a further range of kitchen units, space for washing machine, tumble dryer, fridge freezer, wall mounted boiler, double glazed door to garden.

Family Room - Two radiators, double glazed window to rear aspect, double glazed patio door to garden.

Living Room - Patio door to front aspect, two radiators, walnut floor, doors to.

Reception Room - Double glazed window to side and rear aspect, radiator.

Study - Double glazed patio door to front aspect, double glazed window to side aspect, radiator.

First Floor

First Floor Landing - Stairs rising to first floor landing, radiator, storage cupboard, doors to;

Bedroom - Radiator, double glazed window to rear aspect, door to large eaves storage.

Family Bathroom - Refitted to comprise jacuzzi bath, low level WC, pedestal wash hand basin, radiator, fully tiled surround, double glazed window to rear aspect, heated towel rail.

Bedroom Four - Double glazed window to front aspect, radiator.

Bedroom Two - Fitted wardrobe, door to eaves storage, radiator, double glazed window to rear aspect.

Second Floor

Second Floor Landing - Double glazed window to front aspect, doors to;

Master Bedroom - Double glazed window to rear aspect, two radiators, door to ensuite and dressing room.

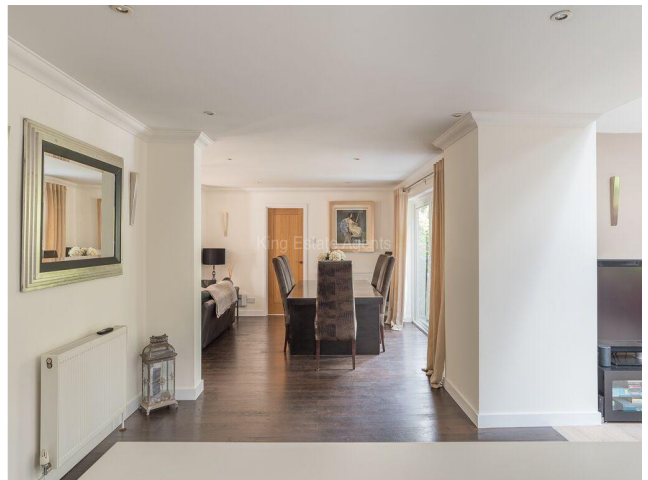
Ensuite and Dressing Room - White suite fitted to comprise walk in shower, low level WC, bath, pedestal wash hand basin, heated towel rail, double glazed window to front aspect.

Exterior

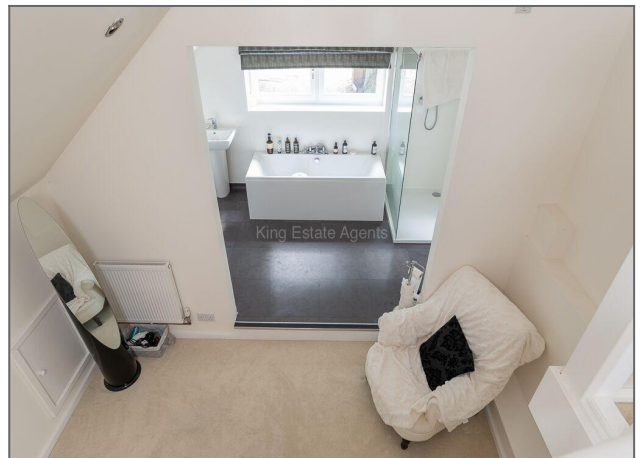
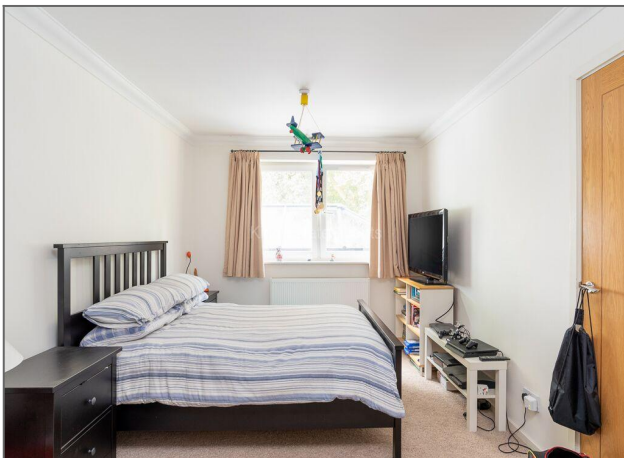
Front Garden - Gravel driveway leading to double garage, enclosed by a fenced surround.

Rear Garden - Laid to lawn with patio area.

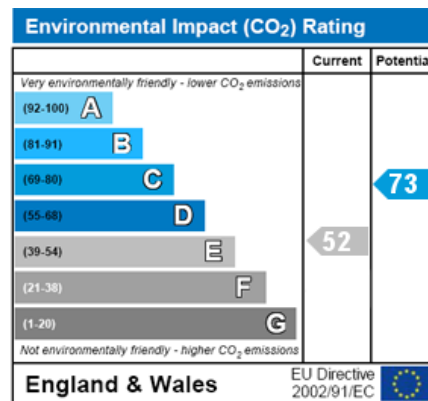
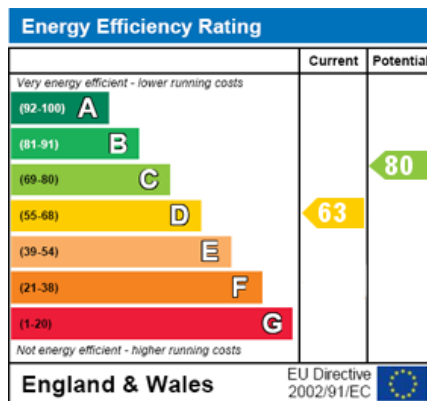
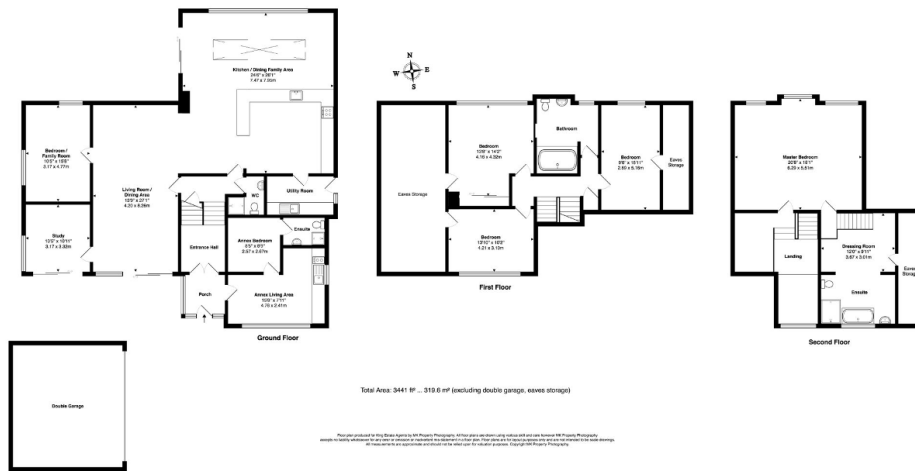
Location



Aspley Heath is a highly sought-after residential area on the edge of the Duke of Bedford's Woburn Estate. The adjacent town of Woburn Sands has local shopping facilities, a variety of restaurants, library and a health centre. The nearby Georgian market town of Woburn provides a selection of fine restaurants. More extensive shopping and leisure facilities including covered shopping area, theatre and multi-screen cinemas to name but a few are available in Milton Keynes. Local schooling is of a high standard with both Lower and Middle Schools in Woburn Sands. Private schooling is available at the renowned Harpur Trust schools in Bedford for which a coach is provided. Alternative private schools are located at Swanbourne and Stowe. The prestigious Woburn Golf Club with its three championship courses is a ten minute drive. The property is within a short drive of both junctions 13 and 14 of the M1 motorway and railway stations at Milton Keynes (to Euston) and Flitwick (to St. Pancras and the City). There is a station at Woburn Sands that offers connections to Bedford and Bletchley. Air travel is available from Luton some 20 miles away with Heathrow, Gatwick and Stansted slightly further afield.







Additional Information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. King Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. King Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.