



Drayton Road | Newton Longville | Milton Keynes | MK17 0BW

Offers In Excess Of  
£100,000

# Drayton Road | Newton Longville

## Milton Keynes | MK17 0BW

### Offers In Excess Of £400,000

A beautifully presented three bedroom semi detached home in a set back position in the beautiful village of Newton Longville with driveway parking for four/five cars. With a recently fitted modern kitchen dining room forming the heart of the home as well as a large living room with log burning stove there is ample living space for entertaining. Upstairs you have three generous double bedrooms and two well fitted modern bathrooms. Enjoying a private recently landscaped rear garden, perfect for this family home. Offered with a complete upper chain.

- Three-bedroom semi-detached home in the sought-after village of Newton Longville.
- Refitted kitchen/dining room completed in 2024 with integrated appliances.
- Principal bedroom with en-suite shower room.
- Landscaped rear garden redesigned in 2021 with composite decking and lawn.
- Approximately 983 sq ft (91.3 sq m) of living accommodation.
- Spacious living room with inset log-burning stove.
- Two further double bedrooms and a well fitted bathroom.
- Off-road parking for four/five cars.

#### Welcome to Drayton Road

Positioned off from the road in a private situation screened by mature trees and greenery, this beautifully presented home enjoys a striking frontage and exceptional kerb appeal. A substantial driveway provides parking for multiple vehicles (upto four/five), complemented by gravelled areas and a magnificent mature specimen tree. The property is well set back from the road, offering privacy and seclusion, while planting and brick boundary walls enhance the character of the approach. Side access is provided to the rear garden.

#### Entrance Hall

The entrance hall features modern tiled flooring, recessed lighting and a staircase rising to the first floor. Doors lead through to the living room, cloakroom and kitchen.

#### Downstairs WC

The downstairs WC is positioned by the front door for convenient access and is well fitted with a low level WC and wash hand basin. There is a window to the front aspect.

#### Kitchen

12'8" x 10'9" (3.87 x 3.3)

The recently refitted kitchen/dining room is fitted with a comprehensive range of stylish shaker-style cabinetry, offering excellent storage and preparation space. The generous layout comfortably accommodates a dining table. There is an integrated fridge, freezer, washing machine and dishwasher. The Range Master has gas hobs and an electric fan oven. Large window to the front aspect.





### Living Room

18'5" x 13'2" (5.63 x 4.03)

The living room offers generous proportions. The room benefits from French doors leading directly onto the rear terrace and garden. A contemporary inset log burner provides a focal point. A spacious room perfect for entertaining yet easy to enjoy cosy evenings in front of the fire.

### Principal Bedroom

11'6" x 10'8" (3.52 x 3.27)

A recently decorated double bedroom with a rear-aspect window looking over the garden and space for freestanding furniture. The room benefits from fitted carpet and direct access to the en-suite shower room.

### Ensuite

The en-suite comprises a shower enclosure, pedestal wash hand basin and low-level WC. Finished with tiled walls and a rooflight. A nice finish perfect for this modern family home.

### Bedroom Two

10'8" x 9'1" (3.27 x 2.78)

A double bedroom with a front-aspect window providing natural light. The room offers space for a double bed and freestanding furniture and benefits from built-in storage, wood-effect flooring and a radiator beneath the window.

### Bedroom Three

10'5" x 7'3" (3.18 x 2.23)

Currently arranged as a dressing room/home office, this versatile third bedroom features a rear-aspect window providing natural light.

### Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a panel-enclosed bath with glazed shower screen and shower over, wash hand basin with storage below and a low-level WC. The room is extensively tiled to the walls and floor and benefits from a front-aspect window. A useful ledge adjacent to the bath offers additional storage space for toiletries.

### Garden

The garden was beautifully landscaped in 2021. A substantial composite decked terrace adjoins the property, creating an ideal space for al fresco dining. The garden has been cleverly arranged over split levels, incorporating decorative gravelled areas, raised composite-edged borders and a lawned section. Enjoying a private feel and enclosed by fencing and mature greenery, the garden also benefits from a timber garden shed.

### Local Area

Newton Longville is a sought after Buckinghamshire village and has a shop, post office and The Crooked Billet thatched pub. School catchments are well regarded for the Royal Latin Grammar School in Buckingham, and other Ofsted good schools. Newton Longville Church of England Combined School takes children between the ages of 4 and 11. Newton Longville is close to Milton Keynes and Leighton Buzzard offering excellent transport links and fantastic amenities.

### Material Information

About the property; Council Tax Band: D (Buckinghamshire Council), Construction Materials: Traditional

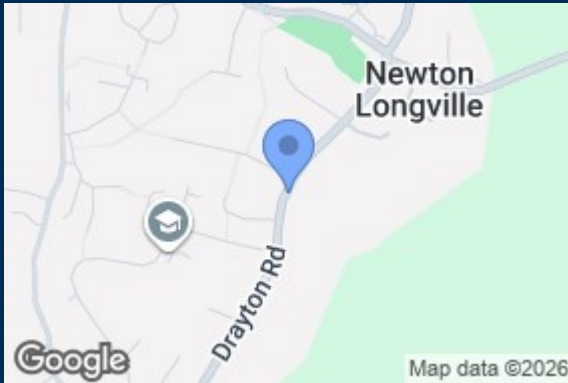
Utilities; Electricity supply: Mains, Water supply: Mains, Sewerage: Mains, Heating: Gas, Broadband: Fibre, Broadband speed: Superfast 45 Mbps, Mobile coverage: 4G

Parking; Availability of parking: Four/five spaces available

Issues with potential impact; Property accessibility adaptations: None known, Building safety: None known, Planning permission or proposed developments: None known, Flood risk: No, Coastal erosion risk: No, Coalfield or mining area: No, Restrictions: Yes, Rights & easements: No

Agents Note: The EPC has recently expired and is booked in to be carried out week commencing 15th June.





Approximate Gross Internal Area  
 Ground Floor = 45.8 sq m / 493 sq ft  
 First Floor = 45.5 sq m / 490 sq ft  
 Total = 91.3 sq m / 983 sq ft



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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