



Anding Close | | Olney | MK46 5QL

Asking Price £350,000

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A beautifully renovated three-bedroom home, immaculately presented and ready to move straight into. Highlights include a stunning open-plan living, kitchen and dining space with integrated appliances, a versatile conservatory, modern bathroom and downstairs cloakroom. Outside, the property benefits from a private rear garden, driveway and garage, making this stylish home ideal for modern family living.

- Beautifully renovated three-bedroom home, ready to move straight into.
- Brand-new contemporary kitchen, finished to a high standard.
- Spacious conservatory, providing versatile additional living space.
- Modern refitted family bathroom plus a downstairs cloakroom.
- Private driveway and garage, providing parking and useful storage.
- Stylish open-plan living, kitchen and dining area, ideal for family life and entertaining.
- Integrated appliances, including dishwasher, washing machine and fridge freezer.
- Three well-proportioned bedrooms, ideal for families or home working.
- Private rear garden, perfect for relaxing and entertaining.
- Immaculately presented throughout, with a two-year-old boiler and new front door.

Welcoming to Anding Close

The property is approached via a private block-paved driveway, providing off-road parking and access to the adjoining garage. The attractive brick-built exterior is complemented by a smart contemporary front door with a covered entrance, while a neatly maintained front garden with established planting adds further kerb appeal.

Entrance Hall

The property is approached via a welcoming entrance hall, providing access to the main living accommodation, first floor and a useful downstairs cloakroom.

Downstairs Cloakroom

A convenient downstairs cloakroom completes the ground floor accommodation.

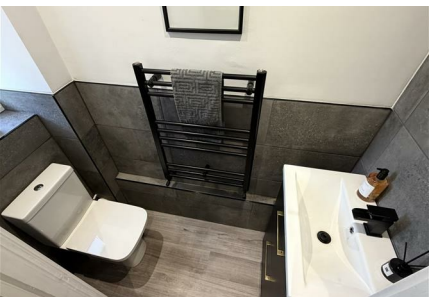
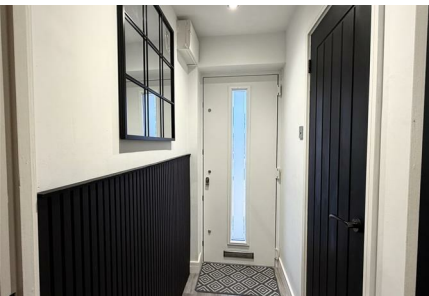
Kitchen/Living Room

14'9" x 23'8" (4.51 x 7.23)

The ground floor opens into a generous open-plan living, kitchen and dining space, creating a fantastic central hub for the home. The room offers excellent proportions, plenty of natural light and a versatile layout, making it equally suited to relaxing with the family or entertaining guests.

The newly fitted contemporary kitchen has been finished to a high standard and benefits from a range of fitted units and fully integrated appliances, including a dishwasher, washing machine and fridge freezer. The open-plan arrangement allows the kitchen to flow naturally into the dining and living areas, giving the property a modern and sociable feel.





Conservatory

13'6" x 10'8" (4.13 x 3.26)

From the main living area, doors lead into a spacious conservatory, providing an additional reception room with plenty of potential. With direct access to the garden, this is a versatile space that could be used as a dining area, second sitting room, home office or simply somewhere to enjoy the garden throughout the year.

Garden

To the rear is a garden, providing a private outdoor space that complements the generous internal accommodation and is particularly well suited to entertaining, relaxing or family use.

Garage

8'0" x 15'7" (2.44 x 4.76)

To the front, the property benefits from a private driveway providing off-road parking, together with access to the garage, which offers useful additional storage and parking.

Bedroom One

8'5" x 11'6" (2.57 x 3.51)

The master bedroom is a well-proportioned double room, offering comfortable space for a range of bedroom furniture and enjoying a pleasant outlook.

Bedroom Two

6'6" x 11'5" (2 x 3.5)

A second well-sized bedroom, again offering excellent flexibility for furniture and use.

Bedroom Three

6'9" x 7'10" (2.08 x 2.39)

The third bedroom provides a useful additional room, ideal as a child's bedroom, guest room or home office.

Bathroom

The modern family bathroom has been refitted as part of the property's renovation, providing a fresh and contemporary suite.

Material Information

About the property;

Council Tax Band: C

Construction Materials: Traditional

Utilities;

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: Cable

Broadband speed: 120Mbps

Mobile coverage: 4G

Parking;

Availability of parking: Garage and Driveway Parking

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: No

Rights & easements: No

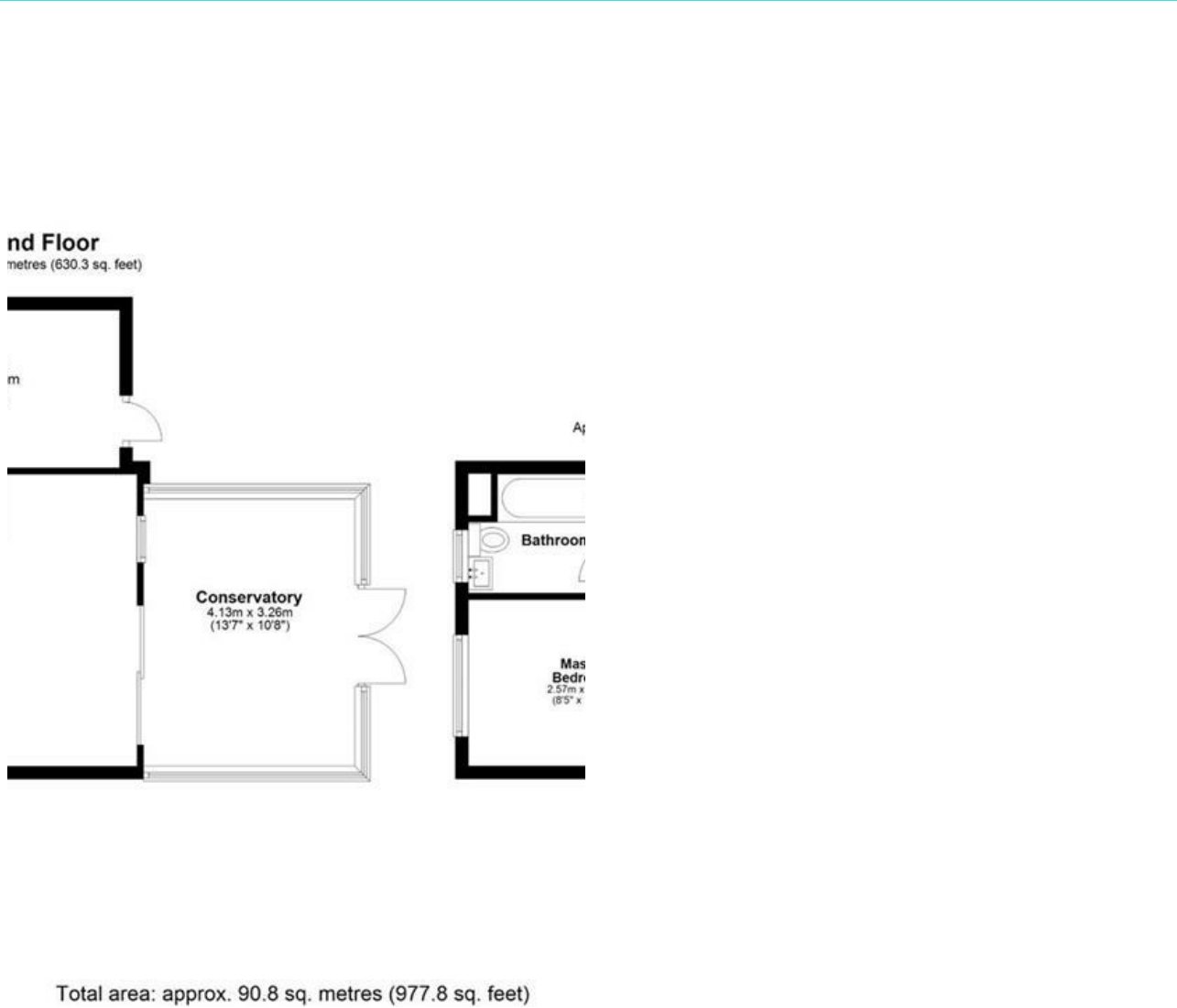
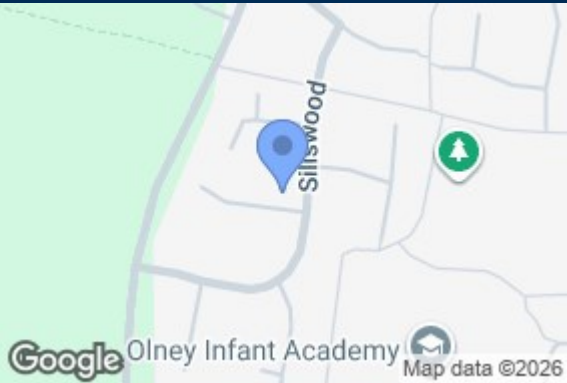
Marketing;

Sale price: £350,000

Tenure: Freehold

Local Area

Olney is a highly sought-after market town in Buckinghamshire, offering a blend of historic charm, a strong community atmosphere and excellent everyday amenities. The town provides a good selection of independent shops, cafés, restaurants and pubs, alongside supermarkets, leisure facilities and picturesque countryside walks. Families are well served by local schooling, including Olney Infant Academy, Olney Middle School and Ousedale School. For commuters, Olney is conveniently positioned for access to Milton Keynes, Bedford and Northampton, with excellent road links via the A509 and onward connections to the M1. Mainline rail services from Milton Keynes Central provide fast connections to London Euston.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92 (plus) A		84	92 (plus) A		
81 (plus) B			81 (plus) B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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