

# Property details approval form

56 Saxonía Boulevard, Brooklands, Milton Keynes, Buckinghamshire, England, MK10 7FQ

Date: 02 August 2024

Property Ref and Version: WNT306992 - 0001

Not for marketing purposes INTERNAL USE ONLY

# Got it Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£700,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: B
- > FIVE BEDROOMS
- > TWO EN-SUITES
- > TOWN HOUSE
- > DOUBLE GARAGE
- > POPULAR AREA OF BROOKLANDS
- > LARGE KITCHEN/DINER
- > GOOD SIZE GARDEN

## ○ Short Description

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A very spacious five bedroom property with two en-suites, a double garage, kitchen/dining room, utility room and lounge. The property also benefits from a spacious garden and double garage. Viewing is highly recommended. Call Connells now to view!

## ○ Long Description

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Connells are delighted to market this FIVE Bedroom detached town house in the popular area of Brooklands. The property briefly comprises of an Entrance hall, cloakroom, kitchen/dining room, utility room and lounge on the ground floor. The first floor houses three bedrooms. two with en-suites, and family shower room The second floor has two bedrooms and another family shower room. The property also benefits from a spacious garden and double garage. Viewing is highly recommended. Please call Connells now to view!

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## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Ground Floor

#### Entrance Hall

Entrance via double glazed door to front. Two double glazed windows to front aspect. Wall mounted radiator. Understairs storage area. Stairs to first floor. Doors to lounge, dining room, cloakroom, and kitchen.

#### Cloakroom

Two piece suite to comprise of low level WC and pedestal wash hand basin. Wall mounted radiator. Part tiled walls. Spotlight to ceiling.

#### Lounge

11' 6" x 21' 3" ( 3.51m x 6.48m )

Double glazed doors to rear aspect with adjacent double glazed windows to rear. Two wall mounted radiators. Spotlights to ceiling.

#### Dining Room

10' 5" max x 11' 1" max ( 3.17m max x 3.38m max )

Spotlights to ceiling. Wall mounted radiator. Bay window with three double glazed windows to front aspect.

#### Kitchen

10' 6" max x 11' 5" max ( 3.20m max x 3.48m max )

Double glazed doors to rear of property, with adjacent double glazed side panels. Double glazed windows to left and right aspects. Modern kitchen with base and high level cupboards with worksurfaces over. Gas hob with five rings and cooker hood over. Wall mounted radiator. Door to utility room. One and a half stainless steel sink unit with mixer tap over. Spotlights to ceiling. Integrated double oven.

#### Utility Room

6' 7" x 6' ( 2.01m x 1.83m )

Stainless steel sink with taps over. Base and high units with work surfaces over. Double glazed door to rear garden. Space for tumble dryer and washing machine.

### First Floor

#### Landing

Stairs from ground floor. Doors to shower room, Bedrooms 1, 2 & 3. Wall mounted radiator. Dog leg stairs to second floor.

#### Bedroom One

10' 6" x 13' 8" ( 3.20m x 4.17m )

Wall mounted radiator. Door to en-suite shower room. Double glazed window to front aspect. Spotlights from ceiling.

#### En-Suite Shower Room

Three piece suite to comprise of shower cubicle, low level WC and vanity sink unit. Frosted glass double glazed window rear aspect.

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### Bedroom Two

11' 7" x 12' 2" ( 3.53m x 3.71m )

Double glazed window to front aspect. Double built in wardrobes. Wall mounted radiator.

### En-Suite

Three piece suite to comprise of double shower cubicle, low level wc and vanity wash hand basin. Double glazed frosted window to front aspect.

### Bedroom Three

11' 6" x 8' 9" ( 3.51m x 2.67m )

Double built in wardrobes. Double glazed windows to rear aspect. Wall mounted radiator.

### Family Shower Room

Three piece suite to comprise of low level wc, pedestal wash hand basin and double walk-in shower unit. Double glazed window to rear aspect.

### Second Floor

#### Second Floor Landing

Dog leg stairs from first floor. Doors to Bedrooms 4, 5 and family shower room. Wall mounted radiator. Airing cupboard.

#### Bedroom 4

15' 4" x 11' 5" ( 4.67m x 3.48m )

Two velux windows. Bay window to front aspect. Wall mounted radiator. Built in wardrobes.

#### Bedroom 5

10' 8" x 9' 1" ( 3.25m x 2.77m )

Double glazed bay window to front aspect. Wall mounted radiator. Understairs storage cupboard.

### Outside

#### Garage

Double garage with up and over doors. Door to rear.

#### Rear Garden

Mainly laid to lawn with brick wall surround. Patio area. Side gate. Door to garage.

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## ○ Room Description

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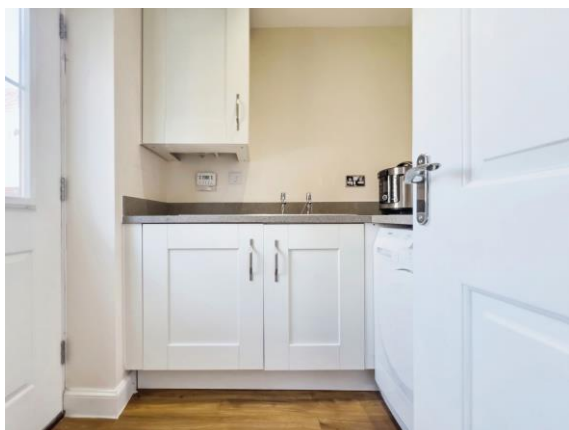
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## ○ Property Images



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## ○ Floor Plan



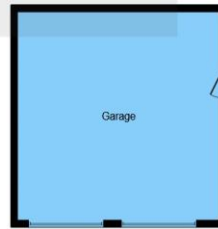
Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Aaisha Ali		
Mr O. Al-Omar		