

Connells

Broughton Grounds Lane Brooklands Milton Keynes

## Broughton Grounds Lane Brooklands Milton Keynes MK10 7FJ





#### **Property Description**

We are delighted to market this Four bedroom detached town house in the popular area of Brooklands. The property briefly comprises of an Entrance hall, cloakroom, kitchen/dining room, utility room on the ground floor. The first floor houses two bedrooms with an en-suite to the master bedroom, family bathroom and lounge, The second floor has two further bedrooms and another family shower room. The property also benefits from a garden and carport.

Brooklands is situated close to the M1 and the Coachway making it an ideal commuter route. Kingston shopping centre is close by with its array of shops and restaurants. Central Milton Keynes with its shopping centre and railway station is also a short drive away.

#### **Entrance Hall**

Door to entrance hall, radiator, Stairs to first floor accommodation, doors to Study, car port, wc, Utility room, and kitchen diner.

#### Study

11' 9" x 7' 10" ( 3.58m x 2.39m )

Double glazed full length dual aspect

Double glazed full length dual aspect windows to front and side aspect, and radiator.

#### Cloakroom

A two piece suite to comprise of low level WC, wash hand basin, fully tiled, radiator, and extractor fan.

# Open Plan Kitchen/Diner/Living

21' 2" x 14' 10" ( 6.45m x 4.52m )

A fitted kitchen with low and high level units with work surface over, Double glazed French doors to rear, Double glazed windows to rear, two velux windows,

### **Utility Room**

7' 4" x 6' 3" ( 2.24m x 1.91m )

Base and high units with work surfaces over. Space for tumble dryer and washing machine.

#### **First Floor**

#### Lounge

Wall mounted radiator. Double glazed windows to front aspect. Door to balcony.

#### **Bedroom One**

18' 1" x 9' 1" ( 5.51m x 2.77m )

Wall mounted radiator. Door to en-suite shower room. Double glazed window to rear aspect.

#### **En-Suite Shower Room**

Shower cubicle, low level wc and vanity wash hand basin.

#### **Bedroom Two**

12' 7" x 11' 4" ( 3.84m x 3.45m )

Wall mounted radiator. Double glazed window to rear aspect.

#### **Second Floor**

#### **Bedroom Three**

11' 4" x 9' 2" ( 3.45m x 2.79m )

Wall mounted radiator. Double glazed window to front aspect.

#### **Bedroom Four**

11' 4" x 9' 3" ( 3.45m x 2.82m )

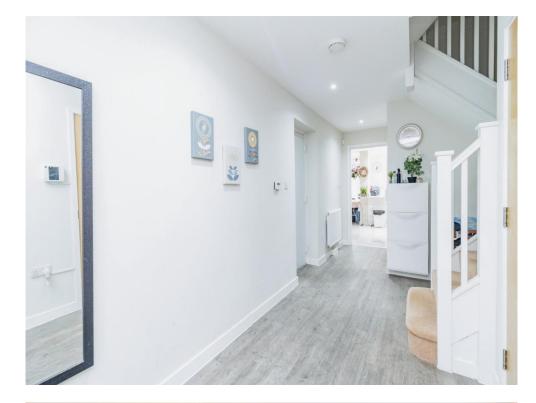
Wall mounted radiator. Double glazed window to rear aspect.

#### Rear Garden

Mainly laid to lawn. Patio area.

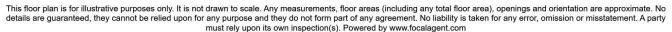
#### **Carport**

Carport with parking for 2 vehicles









To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: E

view this property online connells.co.uk/Property/WNT307278





Tenure: Freehold





<sup>1.</sup> 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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