



Cauldwell

PROPERTY SERVICES



21 Brill Place

Bradwell Common, Milton Keynes, MK13 8LT

Offers Over £600,000



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ENTRANCE HALL

Double glazed UPVC door to front. Dog leg stairs to first floor landing with double glazed picture window on half landing. Understairs storage cupboard. Radiator.

LIVING ROOM

16'3" x 10'4" (4.96 x 3.16)

Double glazed windows and patio doors to rear. Two radiators. Open fireplace. Television point.

KITCHEN/BREAKFAST ROOM

13'7" x 8'11" (4.16 x 2.72)

Double glazed windows to rear and side. Fitted wall and base units with worksurfaces. Stainless steel sink drainer and mixer tap. Electric oven. five ring hob and extractor hood. Integral fridge freezer. Plumbing for dishwasher. Under cupboard lighting. Breakfast bar seating area. Radiator. Tiled flooring. Door to utility room.

UTILITY ROOM

5'9" x 5'6" (1.77 x 1.69)

Double glazed window to front. Double glazed door to side. Fitted wall and base units with worksurfaces. Plumbing for washing machine. Wall mounted central heating boiler. Radiator Tiled flooring.

DINING ROOM

8'6" x 10'3" (2.61 x 3.14)

Double glazed window to rear. Radiator.

CLOAKROOM

Double glazed window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Radiator.

FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE

11'10" x 10'11" (3.62 x 3.35)

Double glazed window to rear. Radiator. Built in wardrobes with overhead storage units. Door to ensuite.

ENSUITE

Double glazed window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. LED lighting. Extractor fan.

BEDROOM TWO

10'11" x 8'11" (3.35 x 2.72)

Double glazed window to rear. Radiator. Fitted wardrobes with overhead storage unit.

BEDROOM THREE

11'1" x 7'1" (3.39 x 2.16)

Double glazed bay window to front. Radiator. Fitted wardrobes with overhead storage units.

BEDROOM FOUR

8'3" x 6'7" (2.53 x 2.03)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising 'P' shaped bath with fitted mains shower and rainfall head with glass shower screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Wall mounted medicine cabinet.

FRONT GARDEN

Wrap around front garden with lawn area, flower beds and borders. hedge border and patio walk ways.

REAR GARDEN

Laid to lawn with rear width patio area extending to side corner plot with additional patio area and flower beds with walled frontage. Shingle stone areas. Outside tap. Security lighting Gated access to front.

DOUBLE GARAGE

16'4" x 16'2" (4.99 x 4.95)

Two up and over doors to front. Power and lighting. Roof storage space. Personal door to rear garden. Hardstanding driveway parking for three vehicles.

Tel: 01908 304480

ANNEXE

STUDIO SPACE

10'7" x 10'8" (3.25 x 3.26)

Double glazed UPVC door to front. Double glazed windows to front and side. Radiator. Access to loft space. Sliding door to bathroom and door to kitchen.

WET ROOM

9'6" x 6'8" (2.91 x 2.04)

Double glazed obscure window to side. Electric shower. Wash hand basin in vanity surround and close coupled wc. Wet room flooring. Radiator. Extractor fan.

KITCHEN

11'5" x 7'1" (3.5 x 2.16)

Double glazed bay window to front. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Radiator.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange

an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



Road Map



Hybrid Map



Terrain Map



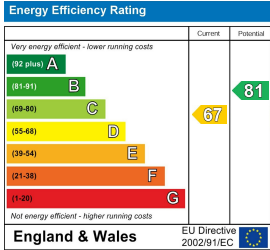
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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