

# Cauldwell

PROPERTY SERVICES



## 23 Braford Gardens, Milton Keynes, MK5 7HY

### Offers Over £495,000

Four-Bedroom Detached Home in Shenley Brook End, Milton Keynes – No Upper Chain

Cauldwell Property Services are pleased to offer this four-bedroom detached family home, situated in the popular area of Shenley Brook End, Milton Keynes. Offering generous living accommodation, the property requires modernisation, presenting an excellent opportunity for buyers to put their own stamp on it.

Upon entering, you are welcomed by an entrance hall, leading to a living room, ideal for relaxing or entertaining. The separate dining room provides a space for family meals, while the kitchen/breakfast room offers ample worktop space and room for casual dining. A utility room and a downstairs cloakroom complete the ground floor.

Upstairs, the property features four double bedrooms, including a principal bedroom with its own en-suite shower room. The remaining bedrooms are all generously sized and share a family bathroom.

Externally, the home benefits from a generous rear garden, suitable for outdoor activities. To the front, there is a front garden, a double-width driveway, and a garage, providing off-road parking and additional storage space.

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Double panelled radiator. Understairs storage cupboard. Double glazed window to side.

## **LIVING ROOM 16'6" x 10'9" (5.05 x 3.28)**

Double glazed window to front. Radiator. Fireplace and surround. Double internal doors to dining room.

## **DINING ROOM 9'11" x 9'0" (3.04 x 2.75)**

Sliding double glazed doors to rear. Radiator. Door to kitchen.

## **KITCHEN 10'0" x 12'5" (3.05 x 3.79)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven and hob with extractor. Plumbing for dishwasher. Space for fridge freezer. Door to utility. Double glazed window to rear. Splash back tiling.

## **UTILITY ROOM**

Base unit and roll top worksurface. Sink drainer unit. Plumbing for washing machine and space for tumble dryer. Door to rear garden and cloakroom. Splash back tiling. Wall mounted boiler.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to side.

## **FIRST FLOOR LANDING**

Doors to all rooms.

## **BEDROOM ONE 15'8" x 11'4" (4.79 x 3.46)**

Double glazed window to front. Radiator. Double door built in wardrobe. Built in cupboard. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle and wall mounted shower, low level wc and wash hand basin. Radiator. Frosted double glazed window to front.

## **BEDROOM TWO 14'2" x 8'3" (4.34 x 2.53)**

Double glazed window to front. Radiator.

## **BEDROOM THREE 11'3" x 7'6" (3.43 x 2.31)**

Double glazed window to rear. Radiator.

## **BEDROOM FOUR 11'3" x 8'1" (3.43 x 2.48)**

Double glazed window to rear. Radiator. Double door built in cupboard.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Frosted double glazed window to rear. Part tiled walls. Radiator.

## **REAR GARDEN**

Enclosed rear garden, laid mainly to lawn with wooden fence surround. Gated side access.

## **FRONT GARDEN**

Laid to lawn. Hardstanding double driveway.

## **SINGLE GARAGE**

Up and over door.

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.

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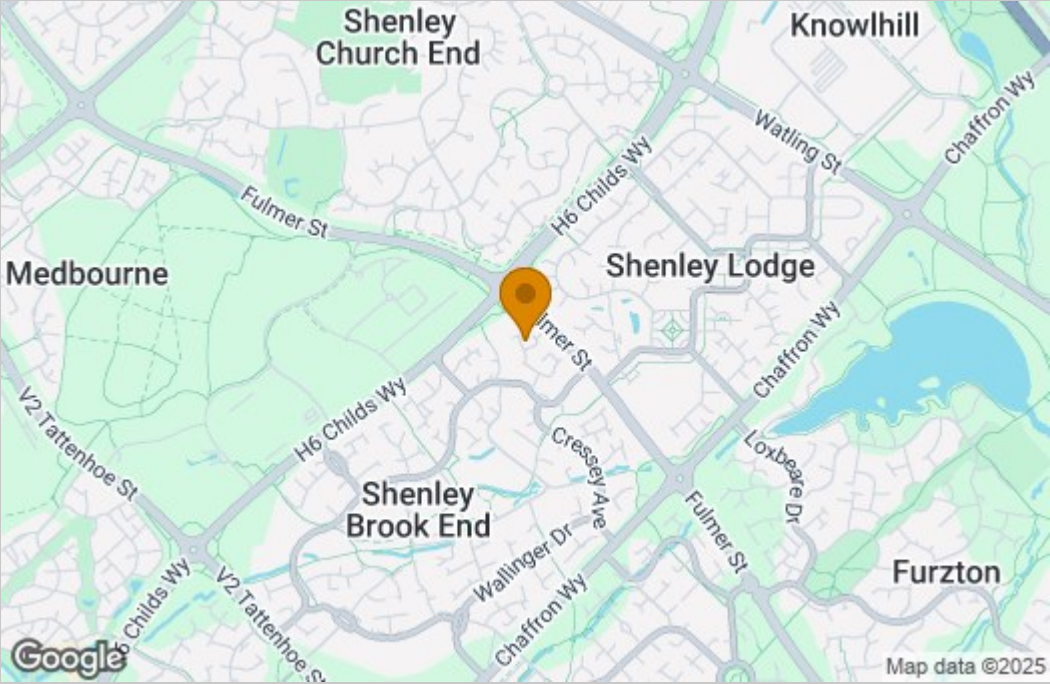
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Floor Plan

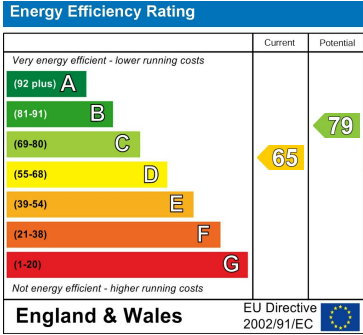


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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