



Cauldwell

PROPERTY SERVICES



18 Brownbaker Court, Milton Keynes, MK14 6JH

£325,000

This well-presented three-bedroom property in the sought-after area of Neath Hill offers a perfect blend of comfort and practicality. The ground floor features a welcoming entrance hall, a downstairs cloakroom, a spacious dining room with adjoining kitchen. The dual-aspect living room fills the space with natural light, creating a warm and inviting atmosphere for family gatherings.

Upstairs, you'll find three generously sized bedrooms, alongside a beautifully refitted family bathroom. The home also benefits from an enclosed rear garden, ideal for outdoor relaxation or entertaining. A garage and driveway provide parking space, making this property an excellent choice for those seeking both convenience and modern living.

Perfectly located in Neath Hill, Milton Keynes, this property is close to local amenities, schools, and transport links, offering everything you need for a comfortable lifestyle. Council tax band: C Energy rating: tbc

ENTRANCE HALL

Front entrance door. Door living room, cloakroom and dining room. Radiator. Two frosted double glazed windows to front.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to front.

DINING ROOM 12'2" x 9'6" (3.71 x 2.92)

Double glazed French doors and windows to rear. Four door wardrobe with sliding doors. Radiator. Further built in cupboard. Opening to kitchen and inner hall way.

KITCHEN 8'2" x 7'10" (2.51 x 2.41)

Fitted with a range of wall and base units with worksurfaces incorporating a stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for washing machine. Space for fridge freezer. Splash back tiling. Double glazed window to front.

LIVING ROOM 16'7" x 12'2" (5.07 x 3.73)

Box bay double glazed window to front. Two double glazed windows to rear. Radiators. Opening to inner hall way.

INNER HALL WAY

Stairs to first floor landing. Double door storage cupboard with sliding doors. Further store cupboard. Airing cupboard housing combination boiler. Doors to all rooms.

BEDROOM ONE 11'3" x 14'1" (3.43 x 4.30)

Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM TWO 9'7" x 12'3" (2.93 x 3.74)

Double glazed window to rear. Radiator. Access to loft.

BEDROOM THREE 6'9" x 9'2" (2.08 x 2.81)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Radiator. Frosted double glazed window to front. Part tiled walls. Extractor.

REAR GARDEN

Enclosed and laid mainly to patio with shingle area and wooden fence surround. Door to garage.

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

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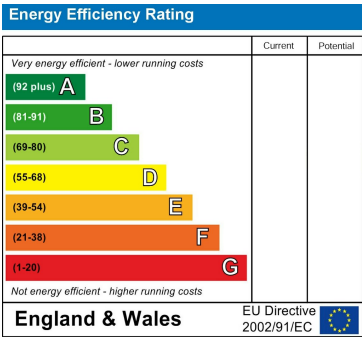
Floor Plan



Area Map



Energy Efficiency Graph



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