



Cauldwell

PROPERTY SERVICES



11 Braford Gardens

Shenley Brook End, Milton Keynes, MK5 7HY

Offers In The Region Of £650,000



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ENTRANCE HALL

Composite door and double glazed window to side. Tiled flooring. Stairs to first floor landing with understairs storage cupboard. LED lighting. Opening to living room.

LIVING ROOM

16'10" x 11'1" (5.15 x 3.39)

Double glazed bay window to front. Radiator. Television and internet points. Vertical radiator. French doors to dining area.

KITCHEN/BREAKFAST ROOM

14'9" x 12'4" (4.52 x 3.76)

Re-fitted contemporary style range of wall and base units with Quartz worksurfaces. Contrasting coloured base units to central island with breakfast bar and worksurface. Neff oven, Neff microwave, Neff five ring hob and Neff extractor hood. Integral dishwasher, full size fridge and freezer. Pantry style storage cupboard. Stainless steel sink drainer with boiling water tap. Vertical radiator. LED lighting. Double glazed windows to rear and side. Glass panelled door to utility room. Opening to dining room.

UTILITY ROOM

6'0" x 5'8" (1.83 x 1.75)

Wall and base units with worksurfaces incorporating stainless steel sink drainer. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring. Wall mounted boiler. LED lighting. Double glazed door to side.

DINING ROOM

11'1" x 9'0" (3.38 x 2.76)

Double glazed patio doors to rear. Vertical radiator. French doors to living room.

OFFICE

9'10" x 9'11" (3.02 x 3.04)

'L' shaped

Double glazed windows to sides. Access to loft. Radiator.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin in vanity unit. Contrasting tiled walls. Radiator. Tiled flooring. LED lighting.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space.

BEDROOM ONE

11'5" x 10'5" (3.50 x 3.20)

Double glazed window to front. Radiator. Built in double wardrobe. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Tiled flooring. Feature Herringbone tiling to two walls. Lit mirror.

BEDROOM TWO

12'0" x 8'10" (3.67 x 2.71)

Double glazed window to rear. Radiator. Part panelled walls. Built in radiator.

BEDROOM THREE

9'3" x 8'10" (2.82 x 2.71)

Double glazed window to rear. Radiator. Part panelled feature wall. Double wardrobe.

BEDROOM FOUR

8'7" x 8'10" (2.63 x 2.70)

Double glazed window to front. Built in double wardrobe.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower with screen, close coupled wc and wash hand basin in vanity surround with Quartz worktop. Heated towel rail. Extractor fan. Lit mirror. Oversized tiled walls. Tiled flooring. LED lighting.

Tel: 01908 304480

FRONT GARDEN

Hardstanding driveway parking leading to double garage. Mature flower beds and borders.

DOUBLE GARAGE

Two up and over doors to front. Power light. Door to rear garden.

REAR GARDEN

Laid to lawn with patio area with mature flower beds and borders. Additional lawned side area. Door to garage. Outside tap.

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

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



An aerial map of the Shenley Local Authority area. A red pin is placed on Shenley Road, which runs diagonally from the bottom left towards the top right. The map shows surrounding streets including Fulmer St and H6 Childs Wy. The text 'Shenley Local Authority' is visible in the top right, and 'Shenley Road' is visible in the bottom left. The Google Maps logo is at the bottom.

A map of the Shenley Church End area. The map shows a network of roads including Fulmer St, Watling St, and Chaffron Wy. A red pin is placed at the intersection of Fulmer St and Watling St, marking the location of Shenley Church End. Other labels on the map include 'Shenley Church End', 'Shenley Brook End', 'Knowhill', and 'Furzton'. The Google logo and 'Map data ©2025' are visible at the bottom.

GROUND FLOOR

KITCHEN & DINING ROOM

LOUNGE

UTILITY

HALL

STUDY

DOUBLE GARAGE

1ST FLOOR

BEDROOM

BEDROOM

ENSUITE

LANDING

BATHROOM

BEDROOM

BEDROOM

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G		75	84
Not energy efficient - higher running costs			
England & Wales EU Directive applies (EU)			

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