



# Cauldwell

PROPERTY SERVICES



## 25 Gabriel Close, Milton Keynes, MK7 8HA

### £305,000

Situated on a generous corner plot in the desirable Brownswood area, this well-presented two-bedroom semi-detached home offers excellent living space both inside and out.

The ground floor comprises a spacious living room that flows seamlessly into a bright and airy kitchen/diner, spanning the width of the property and opening directly onto the rear garden – perfect for modern family life and entertaining.

Upstairs, there are two well-proportioned double bedrooms, both with built-in storage, served by a stylish refitted family bathroom.

Externally, the property enjoys a generous secluded rear garden, a neat front garden, and the additional benefit of a garage with driveway parking to the side.

The location is ideal, offering easy access to Kingston Retail Park, the M1 motorway, and mainline train stations, making it a superb choice for first-time buyers, small families, or commuters seeking excellent transport links.

Energy Rating: D  
Council Tax Band: C

## **ENTRANCE**

Entranced through front door into entrance porch. Door to living room.

## **LIVING ROOM 13'3" x 13'9" (4.06 x 4.20)**

Measurements include under stair recess, Stairs to first floor. Double glazed window to the front. two radiators. Coving to textured ceiling. Door to kitchen dining room.

## **KITCHEN DINING ROOM 7'8" x 13'8" (2.36 x 4.17)**

Fitted kitchen fitted with a range of wall and base units. Work surfaces incorporating a stainless steel sink and drainer with mixer tap. Built in oven, four ring gas hob with extractor. Plumbing for washing machine, space for fridge freezer. Wall mounted boiler. Double glazed window to the rear. Splash back tiles. Double glazed door to the rear, Radiator. Coving to a textured ceiling.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Radiator.

## **BEDROOM ONE 10'7" x 13'1" (3.25 x 3.99)**

Double glazed window to the front. Radiator. Measurements up to a double door built in cupboard. Coving to textured ceiling.

## **BEDROOM TWO 6'9" x 10'4" (2.08 x 3.17)**

Double glazed window to the rear. Radiator. Coving to a textured ceiling. Loft access.

## **FAMILY BATHROOM**

Three piece suite. Panelled bath with a stainless steel mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap and splash back tile and soft close cupboard surround. Radiator. Frosted double glazed window to the rear.

## **REAR GARDEN**

Generous and secluded rear garden laid mainly to lawn. Patio area. Wooden fence panel surround. Outside tap. Service door to single garage.

## **FRONT**

Hardstanding driveway leading to single garage. Gravel front garden. Path leading to front door. Storm porch.

## **GARAGE**

Up and over door. Power and light.

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

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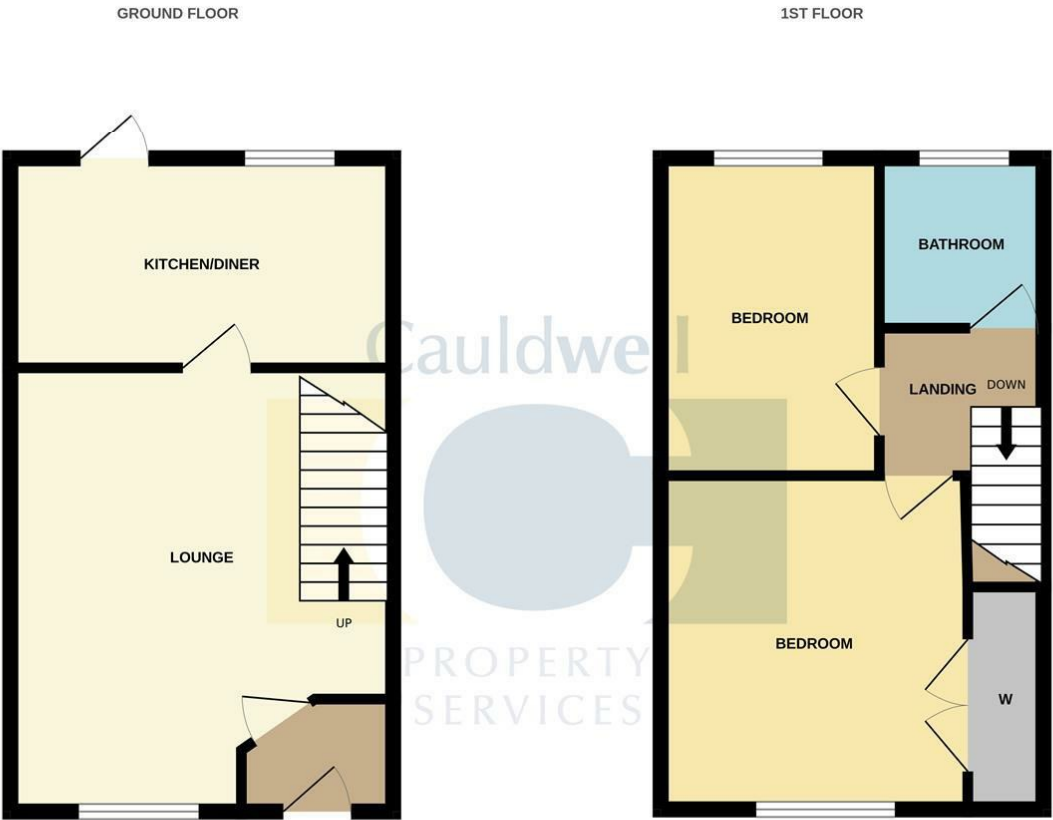
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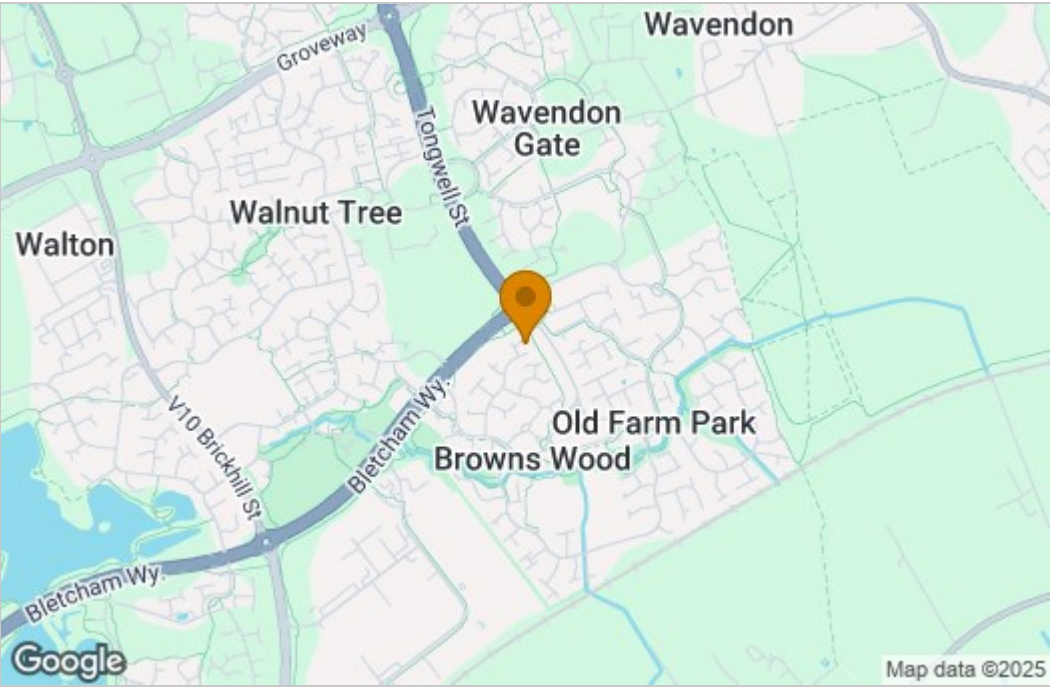
Floor Plan



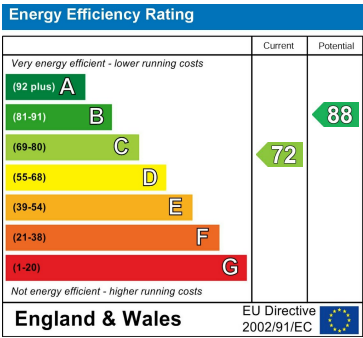
TOTAL FLOOR AREA : 538sq.ft. (50.0 sq.m.) approx.

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Area Map



Energy Efficiency Graph



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