





£650,000

Located centrally within the popular area of Bradwell Common which is a short distance to Milton Keynes Central train station, is this great example of a four-bedroom detached family home. This property boasts four reception rooms, a kitchen/breakfast room, downstairs cloakroom, family bathroom and four bedrooms with an en-suite to main. Also benefitting from front & rear gardens, a double garage and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, under stairs storage cupboard, radiator.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wall-mounted wash hand basin, radiator.

LOUNGE

Radiator, feature fireplace, opening to:

GARDEN ROOM

Double glazed windows to side and rear aspect, double glazed double door to side.

DINING ROOM

Double glazed window to front aspect. Radiator.

STUDY

Double glazed bay window to front aspect. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, double glazed frosted door to side. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated fridge freezer, integrated washing machine, stainless steel sink unit with mixer tap and drainer, slimline dishwasher, space for Rangemaster cooker, storage cupboard housing wall-mounted gas boiler, radiator.

LANDING

Access to boarded loft space with power and light via ladder, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

EN-SUITE

Double glazed frosted window to side aspect. Wash hand basin in vanity unit, shower unit, low level WC, extractor fan, part tiled walls.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Panelled bath, low level WC, part tiled walls, airing cupboard housing lagged copper water cylinder, radiator, wash hand basin in vanity unit, shower unit, extractor fan.

OUTSIDE

GARAGE/PARKING

Double garage with power and lighting. Driveway parking for two vehicles.

FRONT GARDEN

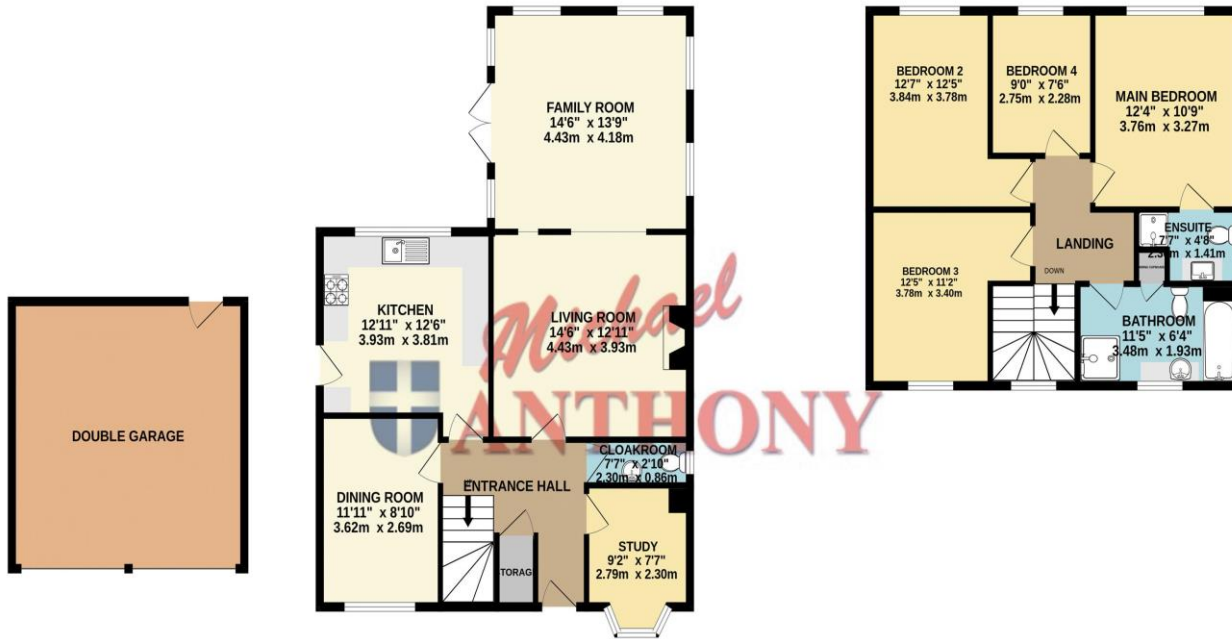
Laid to hardstanding with pathway leading to front door, flower and shrub beds.

REAR GARDEN

Mainly laid to lawn, flower and shrub beds, outside light, cold water tap, gated side access, covered decking area, enclosed by panel fencing.

GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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