





**£500,000**

Located within the ever popular area of Brooklands this deceptively spacious five bedroom townhouse has many benefits including an open plan kitchen/diner, utility room, lounge, en-suites to two bedrooms, balcony to main bedroom, family bathroom and additional downstairs cloakroom, garden, carport and is ideally positioned within walking distance to all local amenities.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Double glazed frosted window to front aspect. Radiator, storage cupboard housing water tank, doors to cloakroom and kitchen/diner, under stairs storage cupboard.

## CLOAKROOM

Low level WC with push button flush, radiator, extractor fan, pedestal wash hand basin.

## LOUNGE

Double glazed windows to front and rear aspects. Radiator, television point.

## KITCHEN/DINER

Double glazed window to front aspect, double glazed door to rear. Fitted with a range of base and eye level units with rolled edge work surface over, hob with extractor over, built-in: ovens, dishwasher and fridge freezer; one and a half bowl and drainer sink unit with mixer tap, radiator, door to utility.

## UTILITY ROOM

Double glazed door to rear. Plumbing for washing machine, wall-mounted boiler, radiator.

## LANDING (First Floor)

Double glazed window to front aspect. Radiator, doors to bedrooms four, five and Jack-and-Jill shower room.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator, door to shower room.

## BEDROOM FIVE

Double glazed window to front aspect. Radiator.

## JACK-AND-JILL SHOWER ROOM

Double glazed frosted window to rear aspect. Fully tiled shower cubicle, wash hand basin in vanity unit, low level WC with push button flush.

## LANDING (Second Floor)

Radiator, doors to bedrooms one, two, three and bathroom.

## BEDROOM ONE

Double glazed door to Juliet balcony. Built-in wardrobe, radiator, door to en-suite.

## EN-SUITE

Double glazed frosted window to rear aspect. Fully tiled shower cubicle, wash hand basin in vanity unit, splashback tiling, low level WC with push button flush, extractor fan.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail, panelled bath with mixer tap and shower attachment, wash hand basin in vanity unit, low level WC with push button flush, extractor fan.

## OUTSIDE

## PARKING

Driveway parking for multiple cars.

## FRONT GARDEN

Path to front door.

## REAR GARDEN

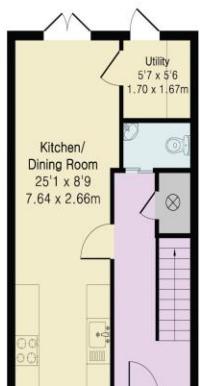
Laid to lawn with side gated access, outside tap, outside light, enclosed by timber fence panelling.

## Approximate Gross Internal Area 1517 sq ft - 141 sq m

Ground Floor Area 365 sq ft - 34 sq m

First Floor Area 604 sq ft - 56 sq m

Second Floor Area 548 sq ft - 51 sq m



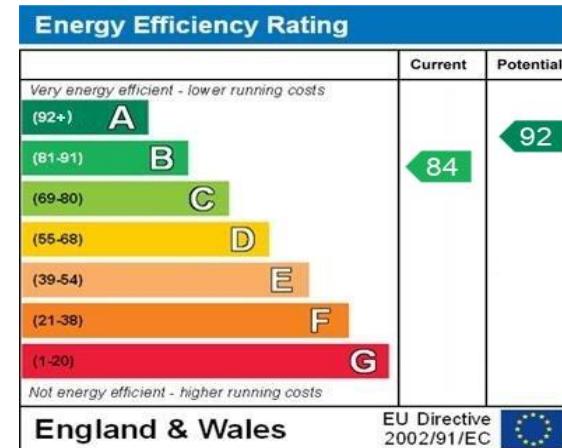
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

*Michael*  
**ANTHONY**

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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