



Montague Crescent | Brooklands | Milton Keynes | MK10 7LN

Offers In Excess Of £625,000

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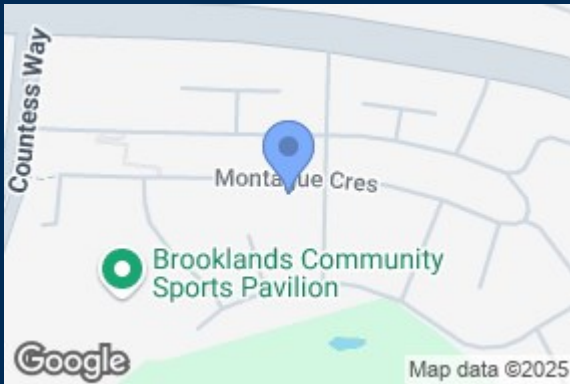
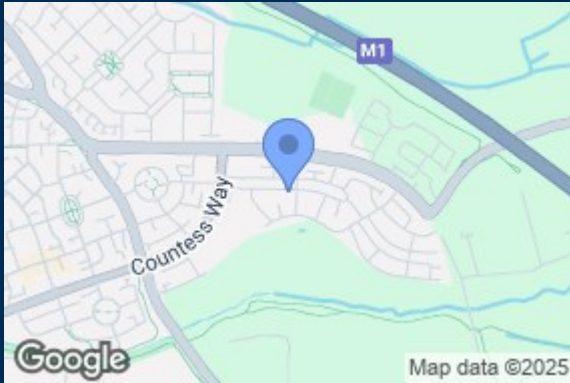
Offers In Excess Of £625,000

This spacious and well-presented four-bedroom detached home, built in 2018, is situated on a quiet road overlooking green space on the popular Brooklands development. With three separate reception rooms it features a generous living room, dining room, home office as well as a modern well equipped kitchen/diner with French doors to the garden, and a separate utility room. Upstairs offers four bedrooms including a principal bedroom suite with en-suite, and a family bathroom. There is also a single garage, private rear garden, and off-road parking for two cars to complete this ideal family home.

- A four-bedroom detached family home built in 2018, located on a quiet road overlooking green space.
- Additional living room offering flexible use as a playroom or formal dining room.
- Separate utility room and downstairs WC cloakroom.
- Principal bedroom with en-suite and views over green space.
- Spacious living room with bay window and plantation shutters.
- Modern kitchen/diner with integrated appliances and French doors opening into the garden.
- Home office at the front of the house with plantation shutters, ideal for remote working.
- Three further double bedrooms and a family bathroom.







Approximate Gross Internal Area
 Ground Floor = 69.8 sq m / 751 sq ft
 First Floor = 64.9 sq m / 698 sq ft
 Stores = 14.7 sq m / 158 sq ft
 Total = 149.4 sq m / 1,607 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
84	93		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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