



Brooklands Road, Riseley, MK44 1EE

Guide Price £425,000 - £450,000

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LATCHAM  
DOWLING

ESTATE AGENTS

\*\*\*GUIDE PRICE £425,000 -  
£450,000\*\*\*

Tucked away towards the end of this popular cul-de-sac and within the sought after village of Riseley, this extremely well presented four bedroom link detached family home has been extensively updated in recent years and now offers a bright and airy interior with a stunning re-fitted kitchen with a range of integrated appliances, a separate utility/ sun room with a part vaulted glass roof, two separate reception rooms with bi-folding doors leading through to the lovely conservatory, a ground floor cloakroom and re-fitted bathroom on the first floor. There is an enclosed and secluded rear garden with a granite patio and various raised beds, ideal for those keen gardeners, an 18' garage with electric roller door and a block paved driveway providing off road parking for 3 cars (side by side). In addition to all of this, the house also benefits from a sophisticated solar panel system with additional battery storage which has reduced the day to day running costs for both the electricity and hot water considerably!

Viewing is essential to fully appreciate this wonderful family home!!

**Entrance Via**

**Entrance Hall**  
13'6 x 8'8 max (4.11m x 2.64m max)

**Cloakroom**  
4'3 x 3'11 (1.30m x 1.19m)

**Lounge**  
16'4 x 11'2 (4.98m x 3.40m)

**Dining Room**  
11'4 x 11'2 (3.45m x 3.40m)





**Conservatory**  
10'0 x 7'4 (3.05m x 2.24m)

**Kitchen**  
14'1 x 8'7 (4.29m x 2.62m)

**Utility/ Sun Room**  
11'11 x 8'7 (3.63m x 2.62m)

**First Floor Landing**

**Bedroom One**  
13'7 x 10'2 (4.14m x 3.10m)

**Bedroom Two**  
11'10 x 10'2 (3.61m x 3.10m)

**Bedroom Three**  
9'10 x 8'7 (3.00m x 2.62m)

**Bedroom Four**  
9'9 x 7'2 (2.97m x 2.18m)

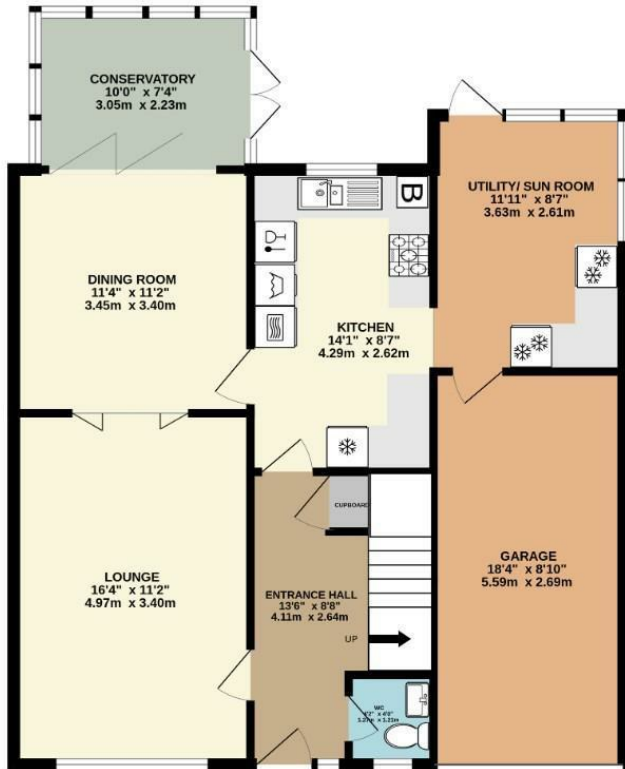
**Bathroom**  
6'8 x 6'6 (2.03m x 1.98m)

**Rear Garden**

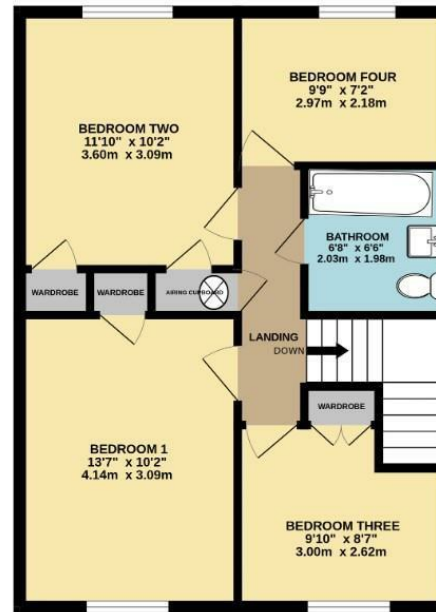
**Garage**  
18'4 x 8'10 (5.59m x 2.69m)

**Front Of Property**

GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.

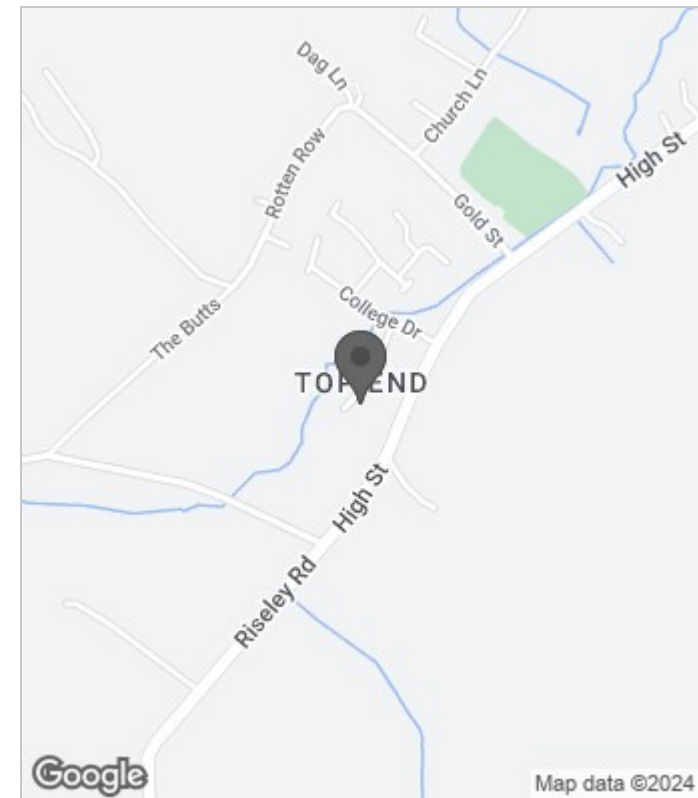


1ST FLOOR  
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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