



**Connells**

Bradwell Road  
Bradville Milton Keynes

Bradwell Road  
Bradville Milton Keynes MK13 7AD

for sale offers over  
**£450,000**



### Property Description

Approached from the front this family property sits adjacent to amenities including local shops and a public house. Stairs take you to the first floor where you will be greeted by four bedrooms and a family bathroom. Externally you will find a generous rear garden and a garage.

### The Area

Bradwell is conveniently located for excellent access into Milton Keynes town centre, and is within easy walking distance. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is within a short walk making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town.



### Entrance Hall

Double glazed door to the front. Stairs to the first floor, wall mounted radiator, door to w/c.

### Cloakroom

W/C, wash hand basin vanity, extractor fan, wall mounted radiator, part tiled.

### Lounge

14' 9" Not into bay x 11' 2" ( 4.50m Not into bay x 3.40m )

Double glazed window to the front, (Bay fronted), Fire place (Gas), TV and telephone point, Wall mounted radiator, Open arch to the dining room.

## Dining Room

10' 5" x 9' 3" ( 3.17m x 2.82m )

Double glazed sliding patio doors to the rear, wall mounted radiator.

## Kitchen

11' 7" x 10' 5" ( 3.53m x 3.17m )

Double glazed window to the rear, eye base units, worksurfaces, one and a half stainless steel sink drainer, part tiled, built in electric hob, oven, cooker hood over, breakfast bar, wall mounted radiator, space for fridge freezer, integrated fridge, door leading to the utility room.

## Utility Room

10' 5" x 4' 11" ( 3.17m x 1.50m )

Double glazed window to the rear, double glazed door to the side, central heating boiler, worksurface, stainless steel sink drainer, part tiled, eye units, wall mounted radiator, space for washing machine, and tumble dryer.

## Conservatory

UPVC, wooden effect construction, tiled flooring.

## Landing

Loft access, airing cupboard, doors leading to all bedrooms and the bathroom.

## Bedroom 1

13' 8" not into bay x 11' 3" ( 4.17m not into bay x 3.43m )

Double glazed window (bay fronted) to the front, wall mounted radiator, fitted wardrobes, door to the en suite.

## En-Suite

Double glazed window to the front, shower cubicle, wash hand basin vanity, w/c, fully tiled, heated towel radiator, shaving point.

## Bedroom 2

11' 7" x 11' 3" ( 3.53m x 3.43m )

Double glazed window to the rear, wall mounted radiator, built in wardrobe.

## Bedroom 3

13' 1" x 8' 5" ( 3.99m x 2.57m )

Double glazed window to the rear, wall mounted radiator, built in wardrobe.

## Bedroom 4

9' 3" x 8' 9" ( 2.82m x 2.67m )

Double glazed window to the front, wall mounted radiator.

## Bathroom

Double glazed window to the side, bath (P-shaped) mixer taps, shower over, wash hand basin vanity, w/c, fully tiled, heated towel radiator.

## Front Garden

Dropped kerb, driveway garage.

## Rear Garden

Enclosed by timer fence, mature garden with flower beds, laid to lawn, paved area, greenhouse, shed, side gated access, outside tap, door leading to the garage.

## Parking

Dropped Kerb, garage up and over door, power and light.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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