



**Connells**

King Edward Street  
New Bradwell Milton Keynes



### Property Description

Connells Estate Agents are delighted to bring to the market this two bedroom home that is located in the popular and sought after area of New Bradwell. In our opinion this property would make an ideal first time purchase or family home. The property is well presented throughout and should be viewed to be fully appreciated.

The accommodation comprises of an entrance hall, open plan lounge, kitchen, two bedrooms, bathroom and an enclosed rear garden.

Please see the full range of photography as well as the floorplan that provides an indicative view of room layouts. For further information and to arrange your viewings please call Connells Estate Agents today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

### The Area

New Bradwell is conveniently located a short distance away from Central Milton Keynes, offering excellent access into the town centre and all of its amenities. You will find Centre:MK, the Theatre district, Xscape building and Campbell Park with a wide range of retail, entertainment and recreational facilities.

The mainline railway station is also within easy reach, offering direct trains into London Euston with journey times of approximately 35 minutes. The area is also well served with local bus routes offering journeys across the town. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. The town also benefits from miles of redways providing good cycle routes across Milton Keynes.

Wolverton railway station is approximately a 10 minute walk away from this property, making this a popular location with commuters. Nearby is also a well regarded primary school and nursery - which is around a 5 minute walk away.

New Bradwell has its own local amenities including a local Co-op and Asda, and there are a number of schools nearby, making this an ideal area for families or first time buyers.

## Entrance Hall

Door to the front, wall mounted radiator, stairs leading to the first floor.

## Lounge

22' 11" x 11' 5" (6.99m x 3.48m)

Open Plan, double glazed window to the front, wall mounted radiator, double glazed window to the rear, understairs cupboard, and wall mounted radiator.

## Kitchen

16' 11" x 7' 10" (5.16m x 2.39m)

Double glazed window to the side, double glazed patio door to the rear, fitted kitchen, eye base units, worksurfaces, one and a half ceramic sink and drainer, part tiled, central heating boiler, built in electric hob, oven, extractor hood over, integrated fridge/freezer and washing machine.

## Bedroom 1

14' 1" x 11' 2" (4.29m x 3.40m)

Double glazed windows to the front, fireplace, and wall mounted radiator.

## Bedroom 2

11' 2" x 8' 9" (3.40m x 2.67m)

Double glazed window to the rear, wall mounted radiator.

## Bathroom

Double glazed window to the rear, cupboard, bath, mixer taps with shower over, w/c, wash hand basin, wall mounted radiator, part tiled, extractor fan.

## Rear Garden

Enclosed by a timber fence and a brickwall, laid to lawn. Patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/MKN319048](http://connells.co.uk/Property/MKN319048)**

Tenure: Freehold



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Property Ref: MKN319048 - 0004