



**Connells**

Mercers Drive  
Bradville MILTON KEYNES



### Property Description

Connells Estate Agents are pleased to be able to offer for sale this three bedroom detached family home that is located in the popular and convenient area of Bradville, that is a short drive away from Central Milton Keynes and also the railway station which offers regular and direct links into London Euston.

The accommodation comprises entrance hall, cloakroom, lounge, dining room, fitted kitchen, conservatory, landing, three bedrooms, and a bathroom. Outside there are front and rear gardens, also a garage which has power and light.

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

### The Area

Bradville is conveniently located for excellent access into Milton Keynes town centre. 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 which in particular is within a short distance of Bradville. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is within a close distance making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Bradville is well served with two very good primary schools. 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. Bradville also has its own local shops.



## Entrance Hall

Double glazed door to the side, a double glazed window to the front and a wall mounted radiator.

## Cloakroom

Wash hand basin, w/c, part tiled, wall mounted radiator and an extractor fan.

## Lounge

14' 2" x 10' 10" (4.32m x 3.30m)

Double glazed window to the front and stairs which lead to the first floor. There is a door to the garage and w/c. Wall mounted radiator, tv and telephone points. Open arch into the dining room.

## Dining Room

10' 10" x 8' 2" (3.30m x 2.49m)

Double glazed window to the rear and a wall mounted radiator.

## Kitchen

11' 5" x 8' 2" (3.48m x 2.49m)

Double glazed window to the rear and double glazed door which leads in to the conservatory. Fitted kitchen with eye base soft closing units and worksurfaces. Built in electric hob and electric oven with a cooker hood over. One and a half sink drainer, part tiled wall and a built in fridge and freezer.

## Conservatory

18' 8" x 7' 3" (5.69m x 2.21m)

UPVC Construction material and two wall mounted radiators.

## Landing

Loft access, doors to bedrooms one, two, three and the bathroom.

## Bedroom 1

12' 2" not into recess x 10' 11" max (3.71m not into recess x 3.33m max)

Double glazed window to the rear and a wall mounted radiator.

## Bedroom 2

11' 1" x 8' 4" to the front of wardrobe (3.38m x 2.54m to the front of wardrobe)

Double glazed window to the front, built in wardrobes and a wall mounted radiator.

## Bedroom 3

8' 4" x 8' 3" (2.54m x 2.51m )

Double glazed window to the front and a wall mounted radiator.

## Bathroom

Double glazed window to the rear, bath with mixer taps and a shower over, w/c, wash hand basin, fully tiled, shower cubicle and a wall mounted radiator.

## Front Garden

Driveway and is enclosed by a timber fence.

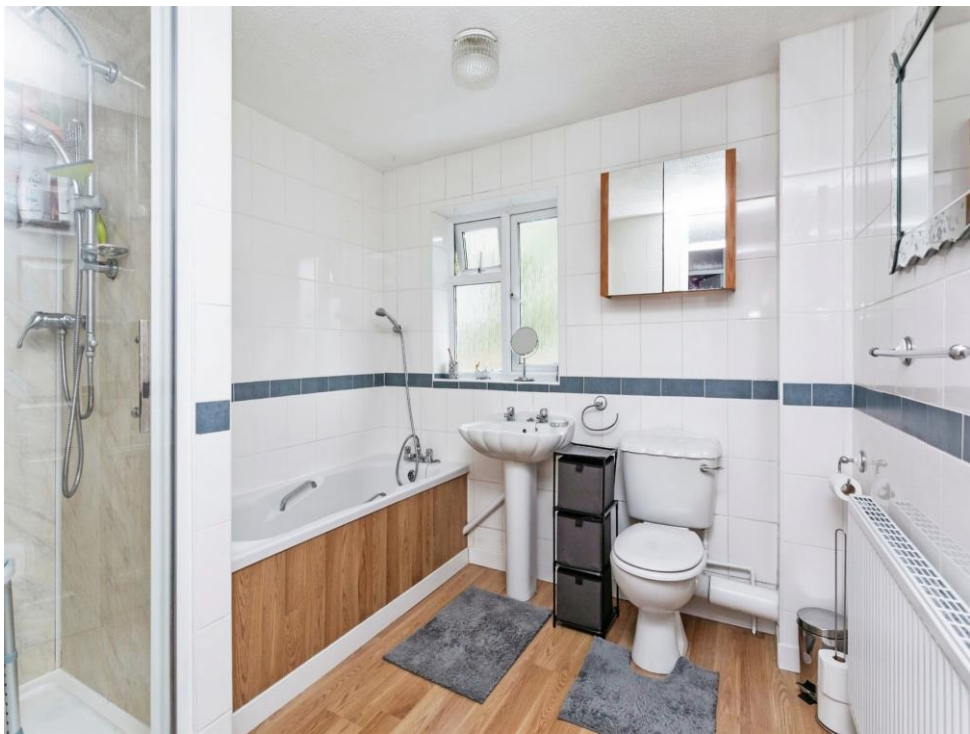
## Rear Garden

Southeast facing garden which is split level garden is enclosed by a timber fence, shed, a patio area, laid to lawn. there is a side gate to allow access to the garden, blue chip slate, outside tap.

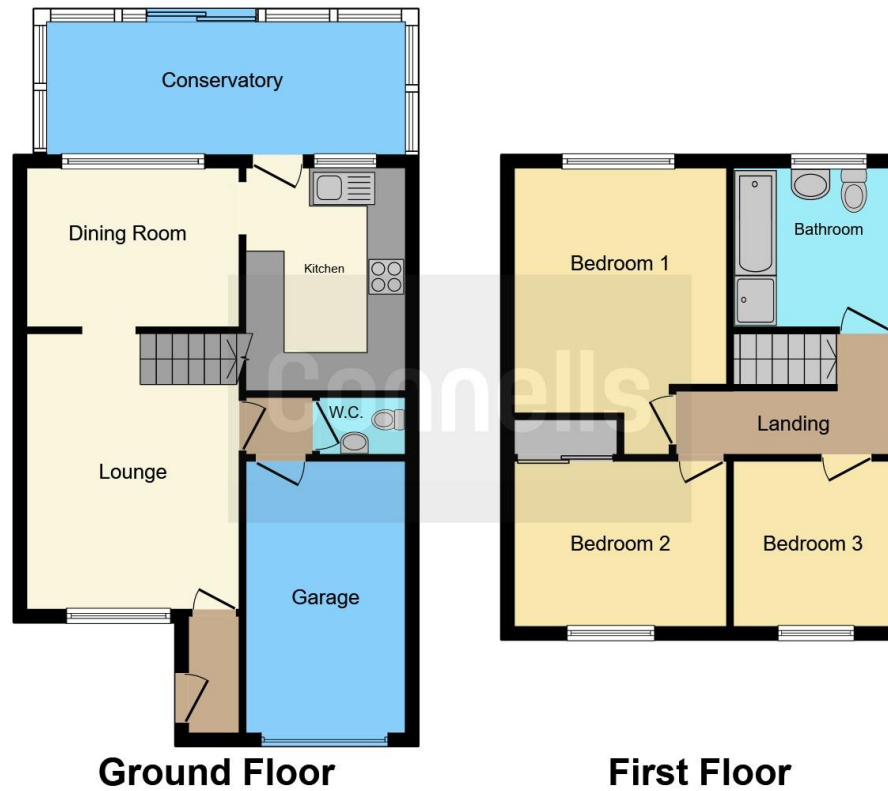
## Parking

Garage with up and over door, has power and light. Space for washing machine, tumble dryer, freezer and the central heating boiler.









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

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/MKN319174](http://connells.co.uk/Property/MKN319174)**

Tenure: Freehold



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Property Ref: MKN319174 - 0007