









welcome to

Cranwell Crescent, Eaton Leys Milton Keynes

Brown and Merry are delighted to present this beautifully maintained, three-bedroom home, ideally situated in a peaceful cul-de-sac in the sought-after Eaton Leys development. Perfect for first-time buyers, commuters, or a growing family, this property is vacant and ready for its new owners.

Entrance Hall

Radiator. Door to WC and landing.

Cloakroom

WC and wash hand basin. Radiator. Laminate flooring.

Lounge

16' 2" x 15' (4.93m x 4.57m) Laminate flooring. Radiator. Double-glazed window to the front aspect. Stairs to first floor.

Kitchen

14' 11" x 10' 6" (4.55m x 3.20m) Laminate flooring. Built-in dishwasher. Built-in fridge/freezer. Gas cooker with 4 ring top. Stainless steel sink. Stainless steel fan. Under storage. Radiator. Double-glazed patio doors to garden.

Landing

Radiator. Storage cupboard. Loft hatch. Doors to all rooms.

Bedroom 1

11' 7" x 8' 5" ($3.53m \times 2.57m$) Fully carpeted. Radiator. Double-glazed window to front aspect.

En-Suite

WC and wash hand basin. Walk-in shower. Shaver point. Radiator. Electric fan.

Bedroom 2

10' 2" x 8' 6" ($3.10 m\ x\ 2.59 m$) Fully carpeted. Radiator. Double-glazed window to the rear aspect.

Bedroom 3

 $8'\ 9"\ x\ 6'\ 5"\ (\ 2.67m\ x\ 1.96m\)$ Fully carpeted. Radiator. Double-glazed window to the front aspect.

Bathroom

Tiled with a WC and wash hand basin. Bath with mixer tap. Shower. Radiator. Double-glazed window to the rear aspect.

Rear Garden

Laid to lawn with a patio area, shed and side gate.

Driveway With 2 Parking Spaces





Ground Floor

First Floor

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





welcome to **Cranwell Crescent,**

Eaton Leys Milton Keynes

- THREE BEDROOM MID TERRACE
- KITCHEN/DINER
- **ENSUITE TO MASTER**
- **RE GARDEN**
- **DRIVEWAY FOR TWO CARS**

Tenure: Freehold EPC Rating: B

offers in excess of

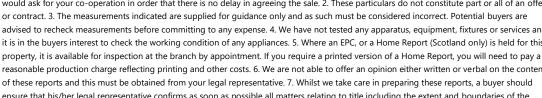
£350,000



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Property Ref: WOS105621 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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