



**Cranwell Crescent, Eaton Leys Milton Keynes MK17 9GS**

**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 x 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" ( 3.10m x 2.59m )  
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](http://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**



**view this property online** [brownandmerry.co.uk/Property/WOS105621](https://www.brownandmerry.co.uk/Property/WOS105621)



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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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 property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01908 583231**



[WoburnSands@brownandmerry.co.uk](mailto:WoburnSands@brownandmerry.co.uk)



9 High Street, Woburn Sands, MILTON KEYNES,  
Buckinghamshire, MK17 8RG



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**