



**Brailsford Way, Walton MILTON KEYNES MK7 7FD**

**welcome to**

## **Brailsford Way, Walton MILTON KEYNES**

Brown and Merry are delighted to offer for sale this four bedroom town house sitting in the popular location of Walton. Accommodation briefly comprises of Entrance hall, lounge, kitchen/diner, master bedroom with en-suite, three further bedrooms, family bathroom. rear garden and off road parking.

### **Entrance Hall**

Composite front door. Double-glazed obscured window to the front aspect. Wood flooring. Radiator. Stairs to the first floor.

### **Cloakroom**

WC and pedestal wash-hand basin with mixer tap. Extractor fan. Tiling to splash back area. Radiator. Double-glazed window to the side aspect.

### **Study Area**

Tiled flooring. Double-glazed window to the side and rear aspects.

### **Lounge**

20' 2" max x 19' 9" max ( 6.15m max x 6.02m max )  
On first floor. Fully carpeted. Triple aspect room with double-glazed windows to the side and rear. Two radiators.

### **Kitchen/Diner**

26' 1" max x 19' 1" max ( 7.95m max x 5.82m max )  
Dual aspect room of peninsula shape. Tiled flooring. Range of oak effect kitchen base and eye level units with large storage cupboards. Built-in fridge/freezer. Two built-in electric ovens with a gas hob and stainless steel chimney type extractor fan. Stainless steel 1.5 sink with mixer tap and drainers. Stainless steel splashbacks. Space and plumbing for washing machine and dishwasher. Under unit lighting and downlighting. Built-in wine rack. Radiator. Space for dining table. Double-glazed window and double-glazed patio doors to the rear aspect.

### **Landing**

Wood flooring. Radiator. Stairs to first floor.

### **Bedroom 1**

15' 7" x 10' 2" ( 4.75m x 3.10m )  
On first floor. Dual aspect. Double-glazed windows to the front and rear. Radiator. Door to en-suite.

### **En-Suite**

WC and wash-hand basin with mixer tap and vanity storage underneath. Chrome towel rail. Shower cubicle. Half-tiled walls. Extractor fan. Downlights. Radiator. Double-glazed window to the front aspect.

### **Bedroom 2**

13' 6" x 12' 7" ( 4.11m x 3.84m )  
On second floor. Double-glazed Velux window to the rear aspect and double-glazed window to the front. Radiator.

### **Bedroom 3**

15' 7" x 9' 4" ( 4.75m x 2.84m )  
On second floor. Radiator. Double-glazed window to the rear aspect.

### **Bedroom 4**

11' 10" x 11' 7" ( 3.61m x 3.53m )  
On second floor. Dual aspect, double-glazed windows to the side and front. Radiator.

### **Bathroom**

12' 7" x 5' 2" ( 3.84m x 1.57m )  
On first floor. WC and pedestal wash-hand basin with mixer tap. Half-tiled walls. Extractor fan. Double-glazed obscure window to the front aspect. Radiator.

### **Bathroom**

On second floor. WC and pedestal wash-hand basin with mixer tap. Half-tiled walls. Panelled bath with hand held mixer shower attachment. Shaver point. Radiator.

### **Second Landing**

Wood flooring. Storage cupboard. Worcester combi boiler. Loft access. Velux window.

### **Front Garden**

Brick driveway, enclosed by wrought iron fencing with slate shingle coverage. Storm porch. Outside lighting.

### **Rear Garden**

Landscaped. Mostly laid to lawn with enclosed panel fencing. Shrub and plant borders with sleeper edging. Rear gates leading into the carport. Water tap. Wooden storage shed.

### **Car Port**

Electric roller shutter door.

### **Parking**

Off-road parking for three cars.



Ground Floor



First Floor



Second Floor



Outbuilding

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**  
**Brailsford Way,**  
**Walton MILTON KEYNES**

- FOUR BEDROOM TOWN HOUSE
- KITCHEN/DINER
- ENSUITE TO MASTER
- REAR GARDEN
- CARPORT

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers over  
**£450,000**



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Property Ref:  
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