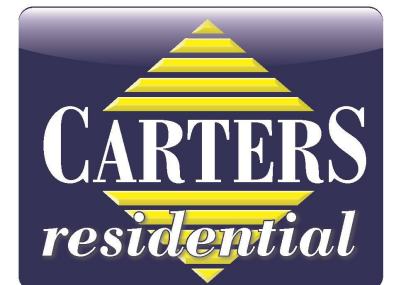




Brill Place, Milton Keynes, MK13 8LP



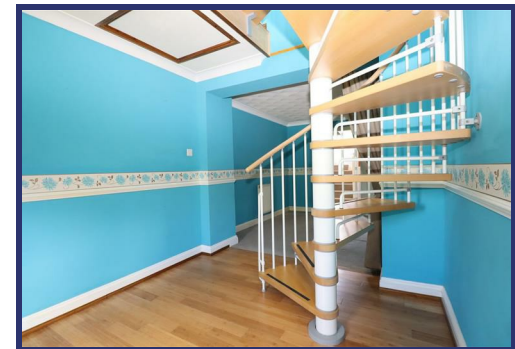
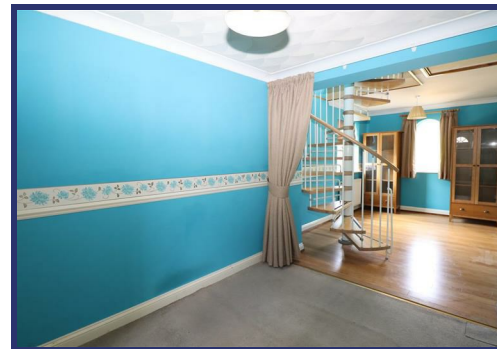
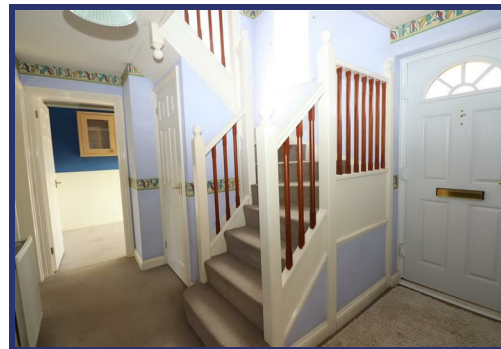
18 Brill Place  
Bradwell Common  
Milton Keynes  
MK13 8LP

**Offers In Excess Of £500,000**

**Carters are delighted to offer for sale this extended four bedroom detached family home situated in the popular central location of Bradwell Common.**

The accommodation in brief comprises of entrance hall, cloakroom, lounge, study, kitchen/breakfast, utility room, conservatory, plus a dining room & snug. The first floor offers, master bedroom with en suite, three further bedrooms, a home office room, and a family bath room. To the exterior, there are front and rear gardens, and a detached double garage with a double width driveway. Available for sale with no onward chain.

- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS PLUS A FIRST FLOOR HOME OFFICE
- THREE RECEPTION ROOM PLUS A CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- KITCHEN/BREAKFAST
- UTILITY ROOM
- FRONT & REAR GARDENS
- DOUBLE GARAGE
- NO ONWARD CHAIN





### Ground Floor

The property is entered via a part glazed door into the entrance hall which has stairs to the first floor, an understairs storage cupboard and doors to the lounge, dining room, study, cloakroom and kitchen/breakfast room.

The cloakroom has a suite comprising low level w.c. and wash hand basin and an obscure glazed window to the front aspect. The lounge has double glazed sliding patio doors to the rear garden, and an Adam style fireplace with hearth and mantle. A Double glazed door leads to the conservatory. The dining room has been extended and leads the snug which has windows to both sides and rear aspect. A spiral staircase leads up to the office which has a vaulted ceiling, two Velux windows, two windows to the side aspect and a window to the rear. The study is located off the entrance hall and has a box bay window to the front aspect. The conservatory is of brick and UPVC construction and has double glazed French doors to the rear garden.

The kitchen/breakfast room is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven and four ring gas hob. Plumbing for dishwasher. Windows to both sides and rear aspect. Door to the utility room which has a wall mounted gas central heating boiler and fitted units to wall and base levels. Window to rear aspect. UPVC double glazed door to the rear garden.

### First Floor Landing

Feature window to the front aspect. Cupboard housing hot water tank. Access to the loft. Doors to all rooms.

The master bedroom has a window to the rear aspect and a range of fitted wardrobes either side of the bed space with storage units over. A door leads to the en-suite comprising low level w.c., wash hand basin and a shower cubicle. Obscure glazed window to the front aspect. Bedroom two is of double size with a window overlooking the rear garden. Bedrooms three and four are located to the front of the property.

The family bathroom has a suite comprising low level w.c., wash hand basin and a panel bath. Half tiled. Obscure double glazed internal window.

### Gardens & Garage

The front garden is laid to lawn and enclosed by a Laurel hedge. A path leads to the front door. Gated side access. Double width block paved driveway leads to the detached double garage with up and over doors, power and light connected and exposed beams in the roof space, and a courtesy door to the side aspect leading to the rear garden.

The rear garden has a block paved seating area and the remainder is laid to lawn. The garden is enclosed by a Laurel hedge.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: F.

### Location - Bradwell Common

Bradwell Common is centrally located in Milton Keynes with fantastic transport links, the Mainline Train Station serving London Euston (Fast train 30 mins) is just over a mile from the property and Central MK Shopping Centre is also a short walk. There are local amenities nearby, to include primary school, supermarket, doctors, and dentist surgeries as well as a local pub.

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

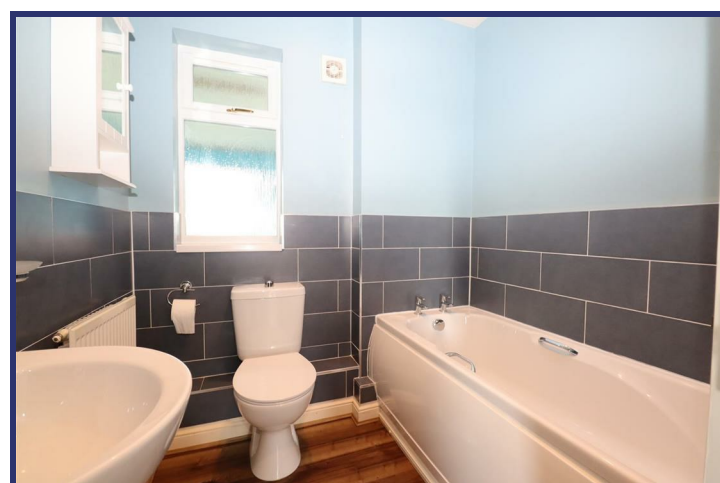
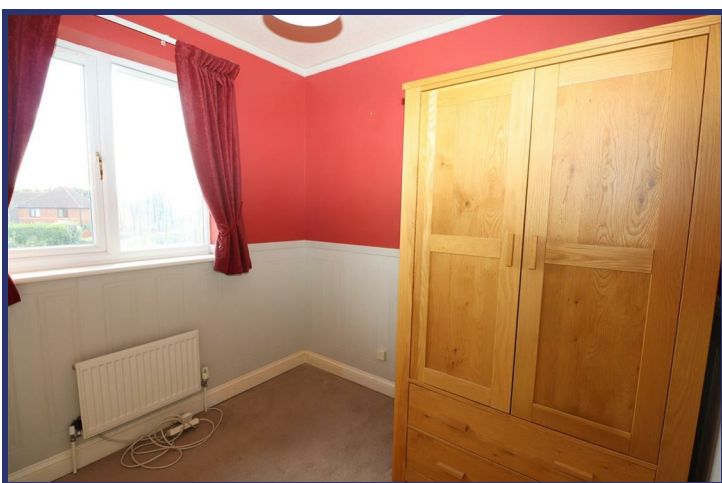
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

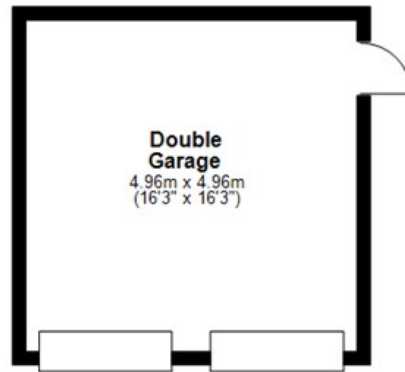
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



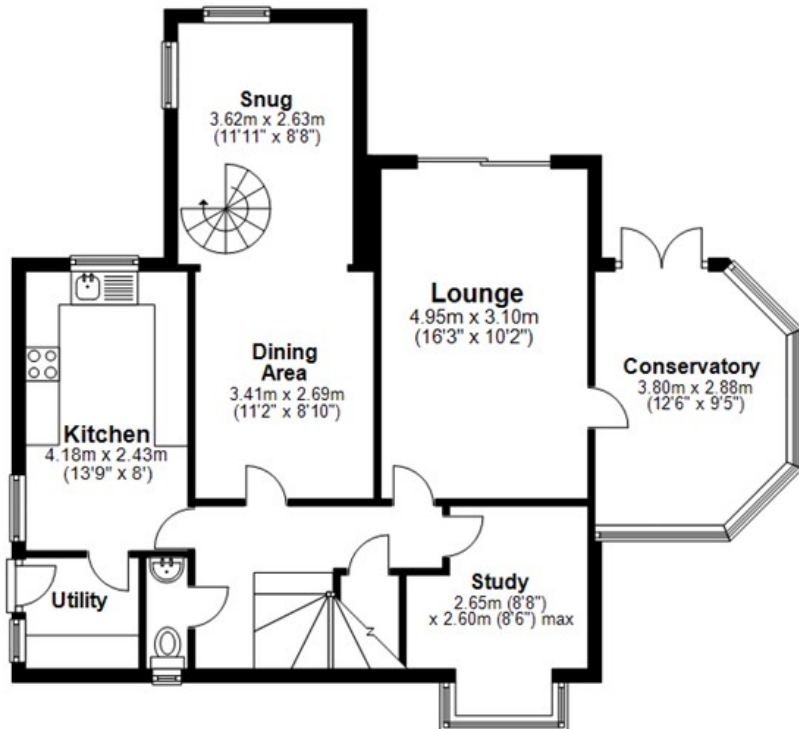




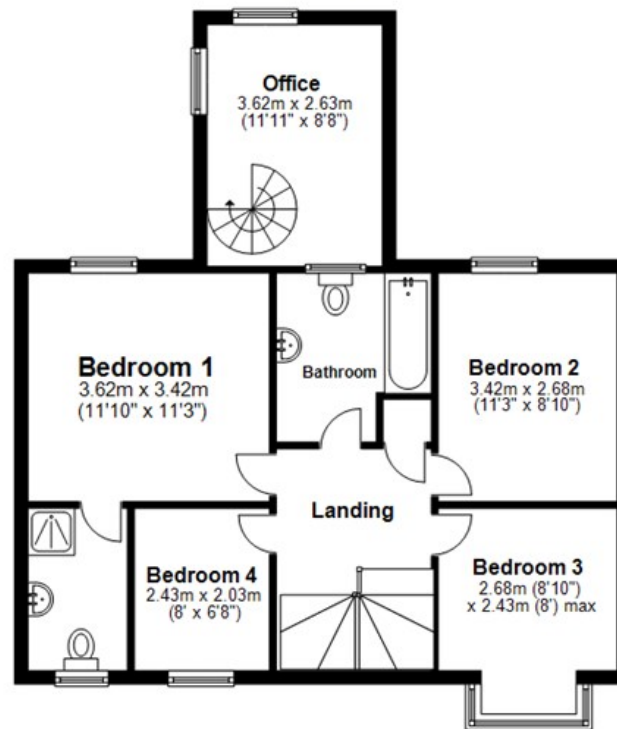
## Garage



## Ground Floor

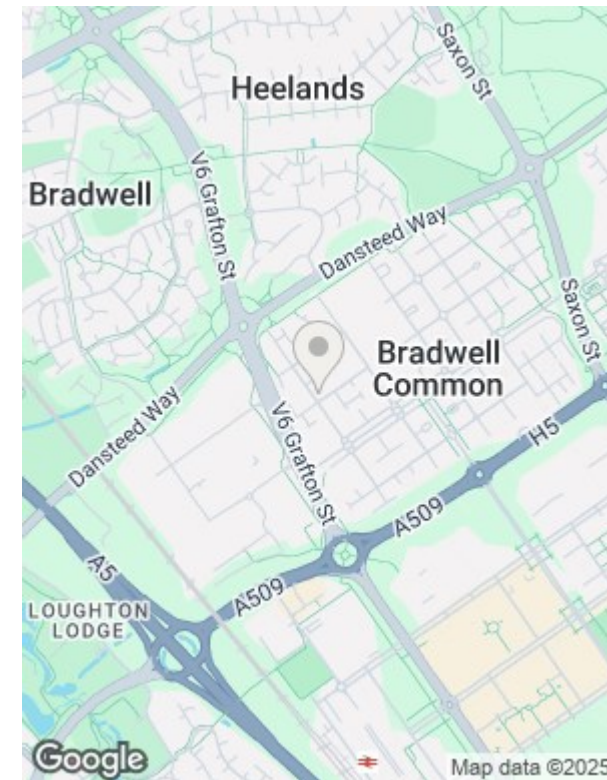


## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

