



Loughton Road, Milton Keynes, MK13 9AB





**1 Loughton Road  
Bradwell  
Milton Keynes  
MK13 9AB**

**£400,000**

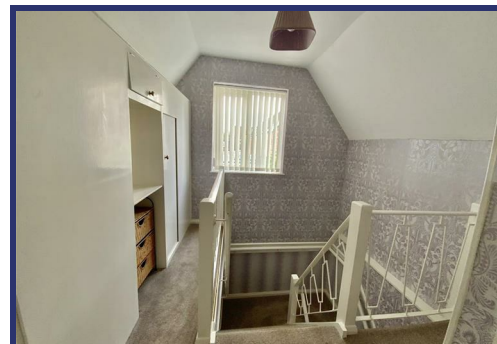
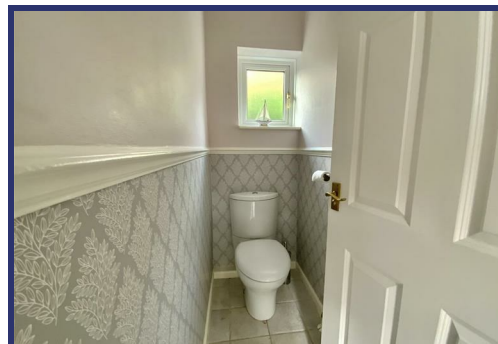
**A rare opportunity to purchase a detached chalet bungalow on a large plot in the sought after Bradwell Village area of Bradwell - close to the city centre and train station.**

The property has flexible accommodation set over two floors comprising an entrance hall, living room, large conservatory, kitchen, and a ground floor bedroom/reception room. Separate shower room and additional ground floor WC. On the first floor there is a spacious landing, and a double bedroom with adjoining dressing room/ study.

The property occupies a large plot, offering plenty of scope to extend subject to any necessary consent, and the bungalow is set well back on the plot with a large frontage as well as a large rear garden. Gated driveway and large single garage complete with inspection pit.

It is located in a non-estate position in the village area of Bradwell, just a short drive, or cycle ride from Central Milton Keynes and the railway station. Offered for sale with no onward chain.

- Ready Available Detached Chalet Bungalow
- Attractive Location
- Large Plot to Front & Rear
- Flexible Accommodation Over Two Floors
- Living Room & Conservatory
- Fitted Kitchen with Appliances
- Shower Room + 2 Cloak Rooms
- Large Garage with Inspection Pit
- Scope to Extend
- CHAIN FREE SALE







#### Ground Floor

A front door opens to the entrance hall, which has stairs to the first floor and doors to all rooms.

The lounge/a dining room has a bow window to the front and sliding patio doors opening to the conservatory.

The large conservatory is of UPVC double glazed and brick construction with a polycarbonate roof and French doors opening to the rear garden.

A modern fitted kitchen has a range of units to floor and wall levels with ladder cupboard and a one and a half bowl sink unit. Integrated appliances include an electric hob, extractor hood and two ovens. Window to the rear and a door to a side lobby which has a door to the rear garden, and space for hanging coats boots, et cetera.

Bedroom 2 is a double bedroom which is currently used as a dining room and has a window to the front.

A shower room has a modern suite comprising WC and wash basin built into a vanity unit and a shower cubicle. Window to the side. Adjacent is a cloakroom with the second WC and window to the side.

#### First Floor

The landing has a window to the side and built in cupboards and shelving. Door to bedroom one.

Bedroom 1 is a double bedroom with a dormer window to the front and the doorway to a large dressing area which has a range of fitted wardrobes spanning one wall, eaves storage cupboard and a window to the side. Scope to convert into an ensuite bathroom.

#### Gardens

A highlight of the property is its large established plot. The front garden around 46ft in length, the rear garden around 76ft in length – and a width of a round 45ft.

The established front gardens are boarded by a low brick wall topped with ornate iron railings and access via double gates. The gardens are laid with lawn and established beds and a mature tree. Block paved driveway providing off-road parking and access both sides of the bungalow to the rear garden. The large rear garden is laid with lawn and boarded by a combination of iron railings, fencing and mature hedge. The front garden faces due East and the rear garden due West.

#### Garage

Large attached garage with roller shutter door to the front, French doors and window to the rear, inspection pit, power and light.

#### Heating

The property has gas to radiator central heating.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

#### Location - Bradwell Village

Bradwell is an ancient village, and now also the name of a New City grid-square including the old village. Bradwell has a Non-League football team Old Bradwell United F.C. who play at Abbey Road, where there is a large sports field with a cricket pitch and several football pitches. The Old Bradwell Tennis Club is also affiliated to the Bradwell Sports and Social Club which has the use of these facilities. There is also a separate Bradwell Bowls Club. Adjoining the sports field is the Bradwell Conservation Area, which is centered on St Lawrence's Field and is administered by the parish council as a nature conservation area. Bradwell Village is close to Central Milton Keynes with its extensive shopping and leisure facilities and the mainline railway station is a short distance away. It is also well placed for commuters as Junction 14 of the M1 is approximately 3 1/2 miles away.

#### 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 under take 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

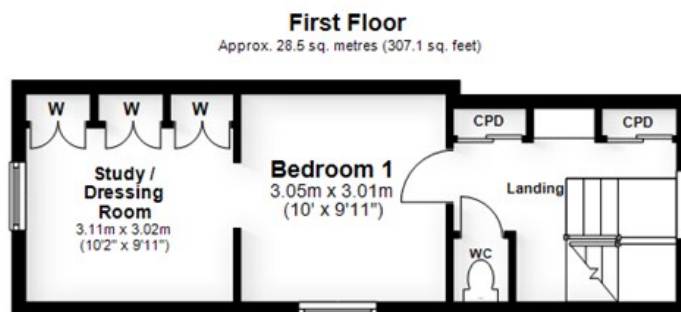
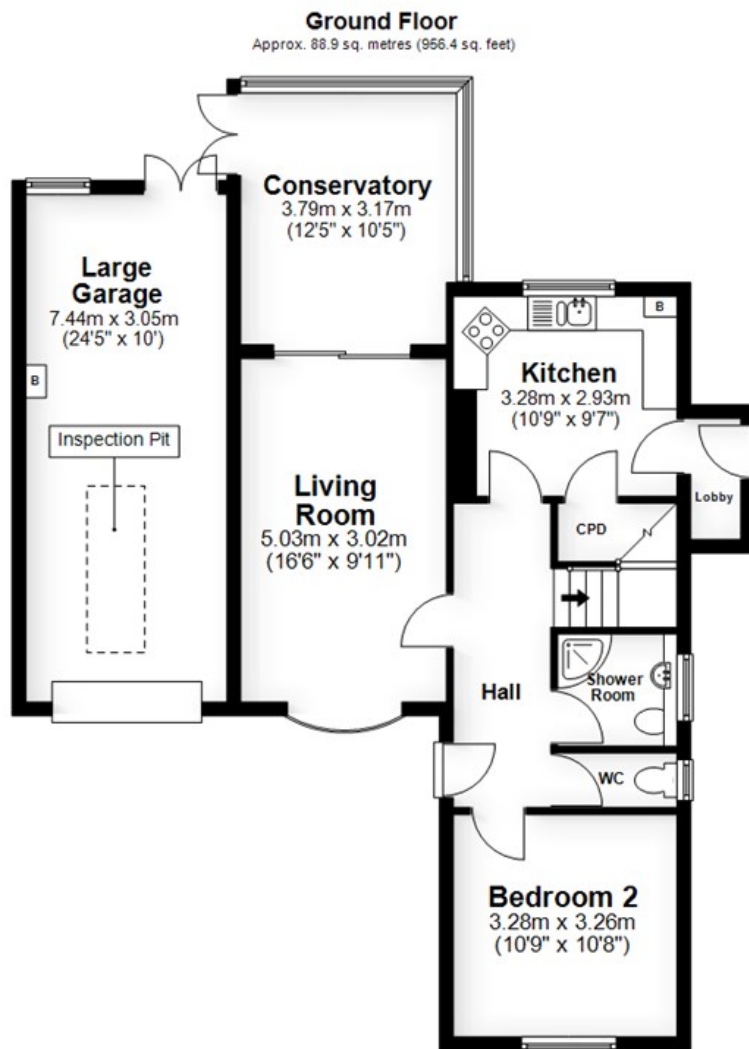
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





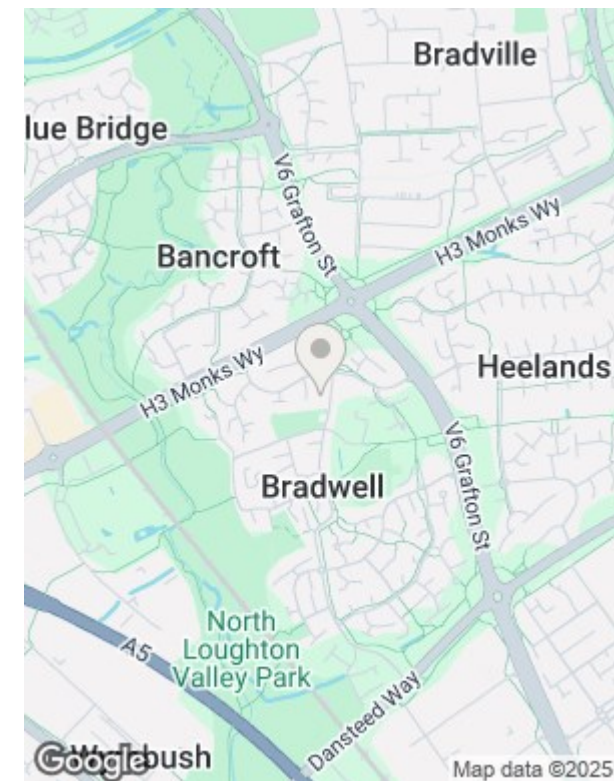






Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

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

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

