



Braybrooke Drive, Furzton, MK4 1AE

Offers Over £400,000 Freehold



Situated in the established and popular residential area of Furzton is this extended three bedroom detached house, occupying a generous plot and just a short walk from beautiful parkland and the picturesque Furzton Lake. This well presented home offers excellent family living with a lounge, dining room, and a 'L' shaped family/breakfast/kitchen area that spans the rear of the property.





# Braybrooke Drive

## Furzton, MK4 1AE



Furzton is an established residential area to the southerly side of Milton Keynes. It has local shops and schooling all nearby as well as open green spaces, play parks, sports ground, redways for cycling and the very picturesque Furzton Lake, which has a family friendly pub/restaurant, Italian restaurant & bar, plus a crazy golf course. There is convenient road access to the A5 and A421 as well as the old town of Bletchley and Central Milton Keynes.



From the front porch, you enter into the lounge which features a window to the front and stairs rising to the first floor. An archway leads through to the separate dining room, where double multi-glazed panel doors open into the spacious family/breakfast/kitchen area. This bright space benefits from double doors to the rear garden, a side access door, a rear window, and two skylight windows that provide extra natural light. The kitchen, complete with a breakfast bar, is fitted with a good range of units and drawers, complemented by work surfaces that incorporate an inset sink and an induction hob with a chimney style extractor above. Additional features include a built-in double oven and designated spaces for a washing machine, tumble dryer, dishwasher, fridge, and freezer.

From the first-floor landing there is access to the family bathroom and three bedrooms, two double and one a single. The bathroom has fully tiled walls and is fitted with a modern white four-piece suite which includes a bath and separate shower cubicle. The primary bedroom is fitted with a range of bedroom furniture providing ample of storage.

Externally, the front of the property features established plant and shrub borders, block paving providing off-road parking for several vehicles, and access to the integral garage. A side gate leads through to the enclosed rear/side garden, where a generous patio area spans the width of the property and continues around to the side. The garden is framed with shrubs and trees, the remainder mainly laid to lawn.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		84
(55-68) <b>D</b>	68	
(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		

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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