



Connells

Broughton Grounds Lane
Brooklands Milton Keynes

Broughton Grounds Lane Brooklands Milton Keynes MK10 7FJ

for sale offers over
£475,000



Property Description

We are delighted to market this Four bedroom semi-detached town house in the popular area of Brooklands. The property briefly comprises of an Entrance hall, cloakroom, kitchen/dining room, utility room on the ground floor. The first floor houses two bedrooms with an en-suite to the master bedroom, family bathroom and lounge. The second floor has two further bedrooms and another family shower room. The property also benefits from a garden and carport.

Brooklands is situated close to the M1 and the Coachway making it an ideal commuter route. Kingston shopping centre is close by with its array of shops and restaurants. Central Milton Keynes with its shopping centre and railway station is also a short drive away.

Agents note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to entrance hall, radiator, Stairs to first floor accommodation, doors to Study, car port, wc, Utility room, and kitchen diner.

Study

11' 9" x 7' 10" (3.58m x 2.39m)

Double glazed full length dual aspect windows to front and side aspect, and radiator.

Cloakroom

A two piece suite to comprise of low level WC, wash hand basin, fully tiled, radiator, and extractor fan.

Open Kitchen/Diner/Living Plan

21' 2" x 14' 10" (6.45m x 4.52m)

A fitted kitchen with low and high level units with work surface over, Double glazed French doors to rear, Double glazed windows to rear, two velux windows,

Utility Room

7' 4" x 6' 3" (2.24m x 1.91m)

Base and high units with work surfaces over. Space for tumble dryer and washing machine.

First Floor

Lounge

Wall mounted radiator. Double glazed windows to front aspect. Door to balcony.

Bedroom One

18' 1" x 9' 1" (5.51m x 2.77m)

Wall mounted radiator. Door to en-suite shower room. Double glazed window to rear aspect.

En-Suite Shower Room

Shower cubicle, low level wc and vanity wash hand basin.

Bedroom Two

12' 7" x 11' 4" (3.84m x 3.45m)

Wall mounted radiator. Double glazed window to rear aspect.

Second Floor

Bedroom Three

11' 4" x 9' 2" (3.45m x 2.79m)

Wall mounted radiator. Double glazed window to front aspect.

Bedroom Four

11' 4" x 9' 3" (3.45m x 2.82m)
Wall mounted radiator. Double glazed
window to rear aspect.

Rear Garden

Mainly laid to lawn. Patio area.

Carport

Carport with parking for 2 vehicles





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

To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: E

view this property online connells.co.uk/Property/WNT307278

Tenure: Freehold



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