



**Connells**

Fen Street  
Brooklands MILTON KEYNES



### Property Description

Accessed via a carpeted porch, the property opens into an entrance hall with a radiator and a useful storage cupboard housing the boiler and plumbing for a washing machine. The bright open-plan kitchen/living area is fitted with modern wall and base units, including floor-to-ceiling storage, an electric oven and extractor. Vinyl flooring runs throughout, with two radiators and double-glazed windows providing excellent natural light. Patio doors lead directly onto a balcony, ideal for outdoor seating.

The main bedroom benefits from floor-to-ceiling windows, fitted wardrobes and a radiator, along with a modern en suite featuring a walk-in shower. The second bedroom is well-sized with carpeted flooring, a radiator and generous natural light. Completing the accommodation is a well-appointed bathroom with a panelled bath and shower over, heated towel rail and practical vinyl flooring.

### Entrance Hall

Entered via a carpeted porch, the entrance hall benefits from a radiator for added comfort and a useful storage cupboard, with space and plumbing for a washing machine.

### Kitchen & Lounge

A bright and well-proportioned kitchen-lounge area fitted with a range of wall and base units, including attractive floor-to-ceiling storage. The kitchen is equipped with an electric oven and electric extractor hood, wall mounted boiler with complementary vinyl flooring throughout. The space benefits from two radiators and double-glazed windows, allowing in plenty of natural light. Patio doors open directly onto a balcony, creating a pleasant indoor-outdoor flow and an ideal spot for seating or entertaining.

## Bedroom One

A well-sized bedroom featuring floor-to-ceiling double-glazed windows, allowing for excellent natural light. The room benefits from fitted wardrobes providing ample storage, along with a radiator for year-round comfort.

## En Suite

A well-appointed en suite comprising a wash hand basin, WC, and a walk-in shower enclosure. Finished with practical vinyl flooring and fully tiled splashback/shower areas, the room also benefits from an extractor fan for ventilation.

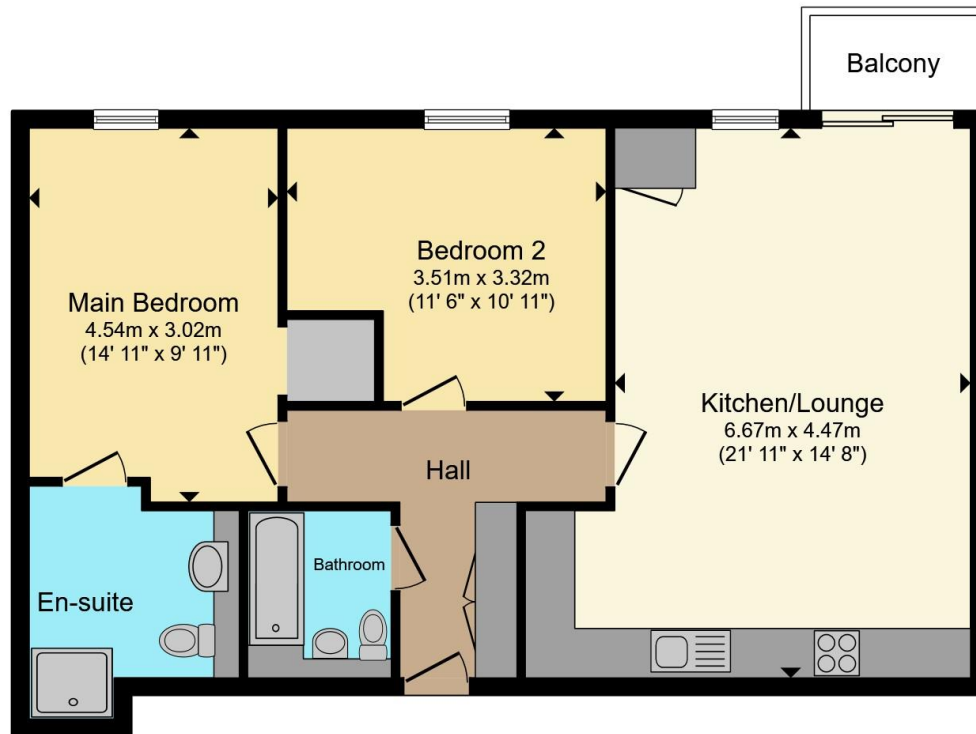
## Bedroom Two

A comfortable second bedroom featuring floor-to-ceiling double-glazed windows, providing plenty of natural light. The room is finished with carpeted flooring and benefits from a radiator for added comfort.

## Bathroom

The bathroom is fitted with a wash hand basin and WC, featuring vinyl flooring for ease of maintenance. A panelled bath with shower over provides versatility, complemented by a heated towel rail. Additional benefits include an extractor fan for ventilation and a practical, well-laid-out design.





Total floor area 76.6 m<sup>2</sup> (824 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: B

Service Charge: 1320.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT308066](http://connells.co.uk/Property/WNT308066)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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