



# Cauldwell

PROPERTY SERVICES



## 92 Bradwell Road, Milton Keynes, MK5 8AL

**£550,000**

CAULDWELL are delighted to offer for sale this charming 1930s built bungalow, situated on a substantial plot, within one of Milton Keynes' most prestigious and sought-after locations – Loughton. Ideally positioned within a short walk of Milton Keynes Central mainline railway station, as well as beautiful lakes, wetlands and parkland, this attractive home offers both convenience and a superb setting.

Believed to have been constructed in the 1930s, the property retains a sense of character while offering comfortable and well-proportioned accommodation throughout. The home benefits from two generous double bedrooms, a comfortable living room and a separate dining room, providing flexible living space for both everyday life and entertaining. There is a fitted kitchen and bathroom, along with double glazed windows and gas central heating to radiators.

Externally the property occupies a substantial plot, with particularly generous front and rear gardens, offering excellent outdoor space and a high degree of privacy. To the front there is off-road parking for two to three vehicles, along with a single garage. In addition, there are useful outbuildings, providing further storage or workshop space. The plot is just under a quarter of an acre.

Subject to the necessary planning permissions, the property offers excellent potential for further extension or redevelopment, making it an appealing opportunity for buyers looking to create a larger family home in a prime location. Council tax D. Energy rating tbc.

## **ENTRANCE HALL**

Doors to all rooms. Radiator.

## **DINING ROOM 10'11" x 12'0" (3.35 x 3.67 )**

Double glazed window to side. Door to kitchen and living room. Radiator. Airing cupboard.

## **KITCHEN 8'10" x 7'9" (2.70 x 2.38)**

Fitted with a range of wall and base units with roll top worksurfaces incorporating a sink drainer and mixer tap. Built in oven, microwave and washing machine. Space for Fridge freezer. Utility cupboard. Radiator. Part tiled walls. Double glazed window to rear and UPVC door to rear.

## **LIVING ROOM 11'10" x 8'7" (3.62 x 2.62)**

Fireplace and surround Double glazed window to rear. Radiator.

## **BEDROOM ONE 11'11" x 11'2" (3.64 x 3.42)**

Double glazed window to front. Radiator. Fitted bedroom furniture.

## **BEDROOM TWO 10'11" x 10'0" (3.35 x 3.06)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to rear.

## **REAR GARDEN**

Enclosed wrap around rear garden with wooden fence surround. Flower and shrub border. Store outbuilding. Gated side access.

## **GARAGE**

Oversized garage with electric door, power and light. Window to side.

## **FRONT GARDEN**

Pebbled area with hedgerow surround. Hardstanding gated driveway to single garage. Path to front door.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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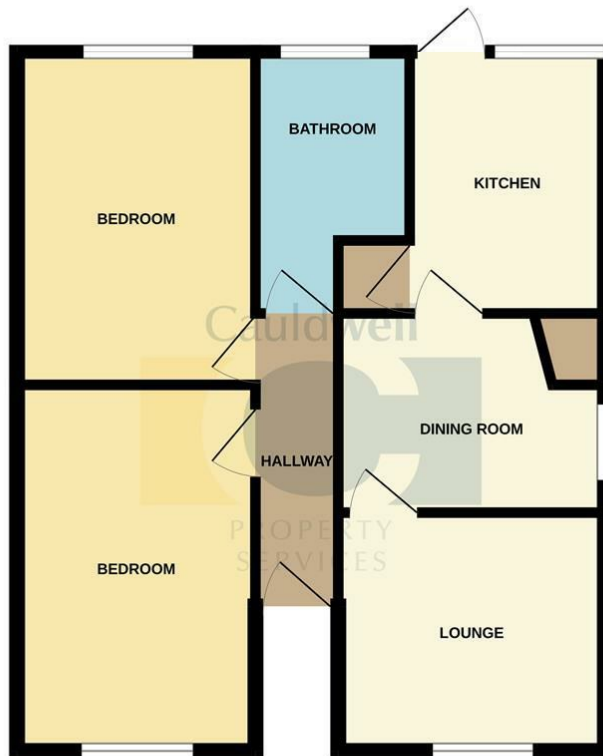
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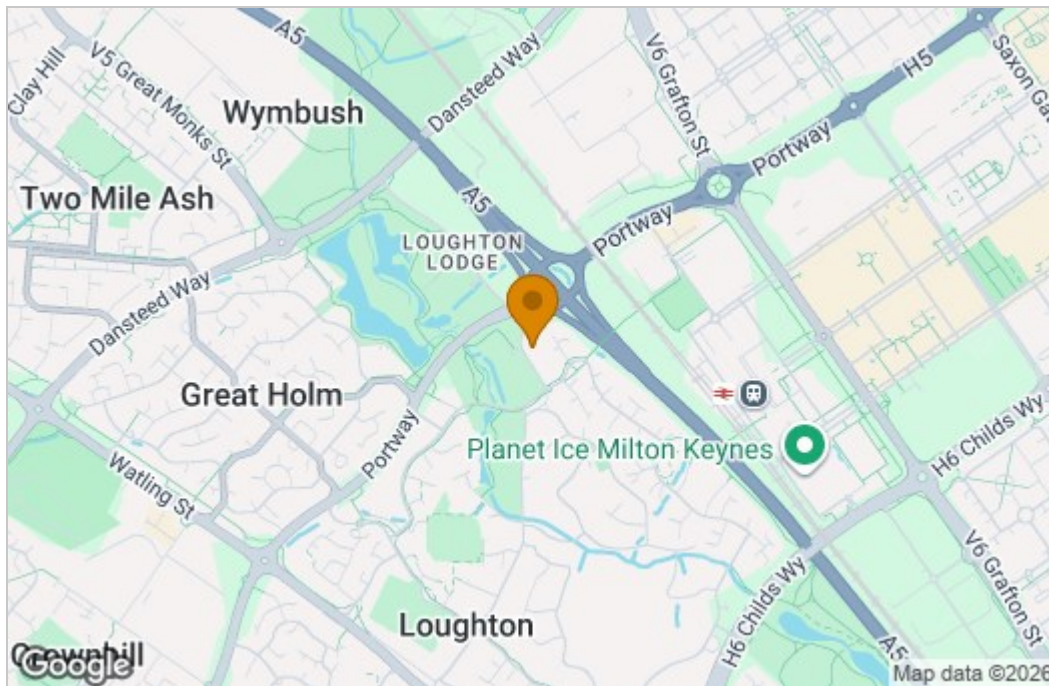
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

# Floor Plan



TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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