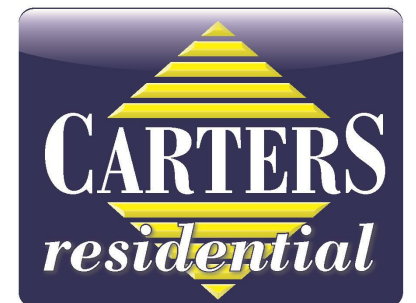




Braybrooke Drive, Milton Keynes, MK4 1AF



14 Braybrooke Drive
Furzton
Milton Keynes
Buckinghamshire
MK4 1AF

£285,000

Carters are delighted to offer for sale this three bedroom family home with single garage situated in the popular location of Furzton.

Available for sale with no onward chain, the accommodation, comprises, entrance porch, lounge, kitchen/diner, three bedrooms (two doubles) and a family bathroom. To the outside, there are front and rear gardens and single garage and driveway.

- THREE BEDROOMS
- MID TERRACE
- LOUNGE
- KITCHEN/DINER
- GAS TO RADIATOR CENTRAL HEATING
- FRONT & REAR GARDENS
- GARAGE
- NO ONWARD CHAIN





Accommodation

ENTRANCE

UPVC double glazed door and frosted double glazed side window to:

ENTRANCE PORCH

Door to lounge.

LOUNGE

Double glazed window to front aspect. Two radiators, stairs to first floor, open to kitchen/diner.

KITCHEN/DINER

Two double glazed window to rear aspect, and a double glazed door opening onto the rear garden. A range of wall mounted and base level units with roll edge work surface over, inset one and a half stainless steel sink with mixer tap, integrated electric oven and gas hob with extractor fan over, space for plumbing and space for washing machine and space for upright fridge/freezer.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Access to loft space. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., vanity wash hand basin, bath with electric shower over, complementary tiling and heated towel rail.

GARAGE & PARKING

Up and over door, parking in front.

FRONT GARDEN

Mainly laid to lawn with bush border, pathway to front door.

REAR GARDEN

Enclosed by wooden fencing panels, slabbed for low maintenance, shed, rear gated access to off road parking.

Exterior

GARAGE & PARKING

Up and over door with block paved parking in front for one vehicle.

FRONT GARDEN

Mainly laid to lawn, pathway to front door.

REAR GARDEN

Low maintenance and enclosed by wooden fencing. Gated slabbed rear gated access.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band B.

Location - Furzton

Furzton is a popular development on the western flank of Milton Keynes. With excellent local amenities and highly rated schools in close proximity. Furzton lake and linear parks are within a short walk. Well placed for Central Milton Keynes and Bletchley, offering easy access for mainline train stations. Also excellent road links for A5 and M1, making an Ideal location for commuting.

Note for Purchasers

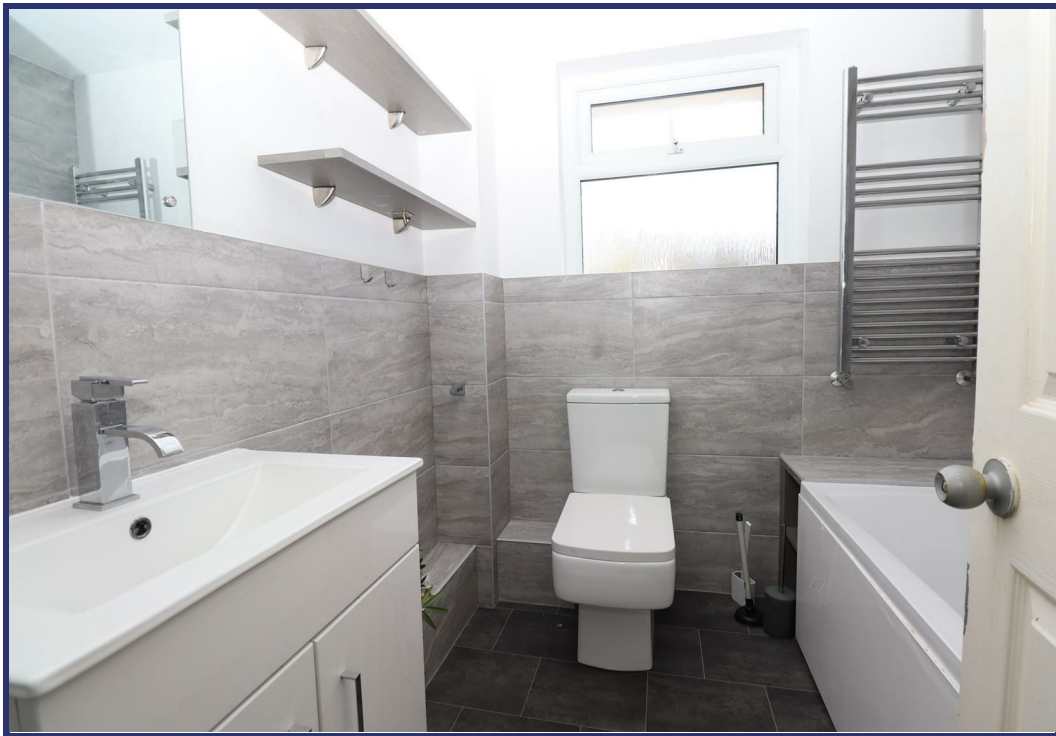
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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

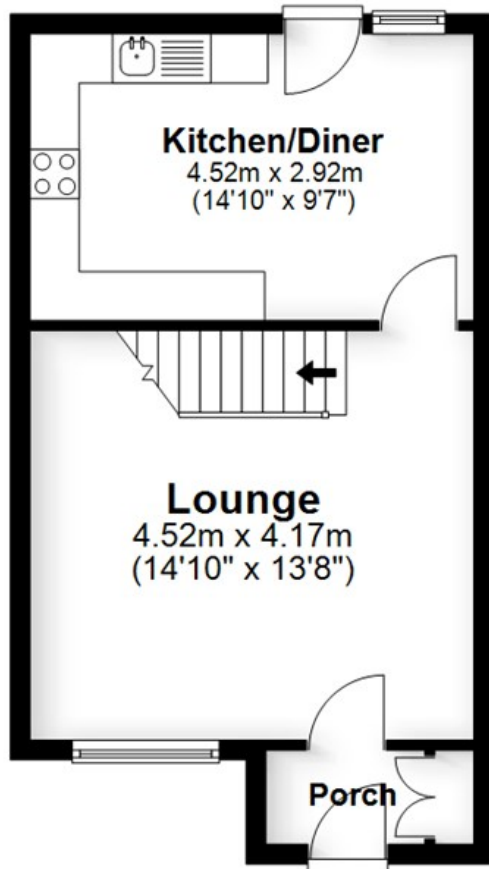
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



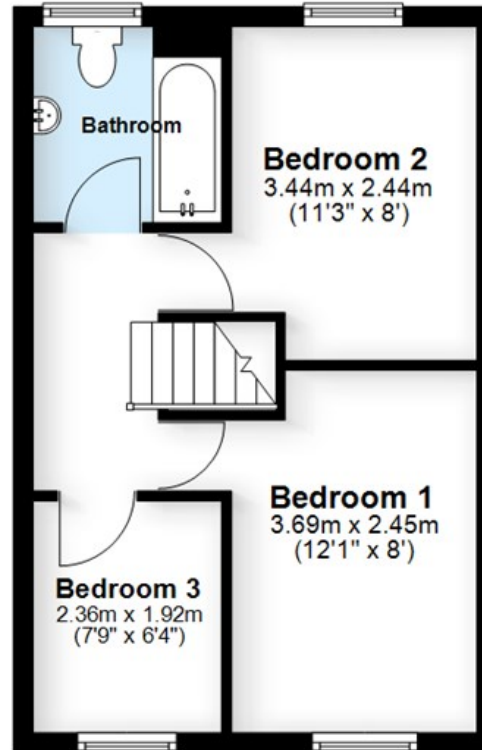
Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 34.7 sq. metres (374.0 sq. feet)



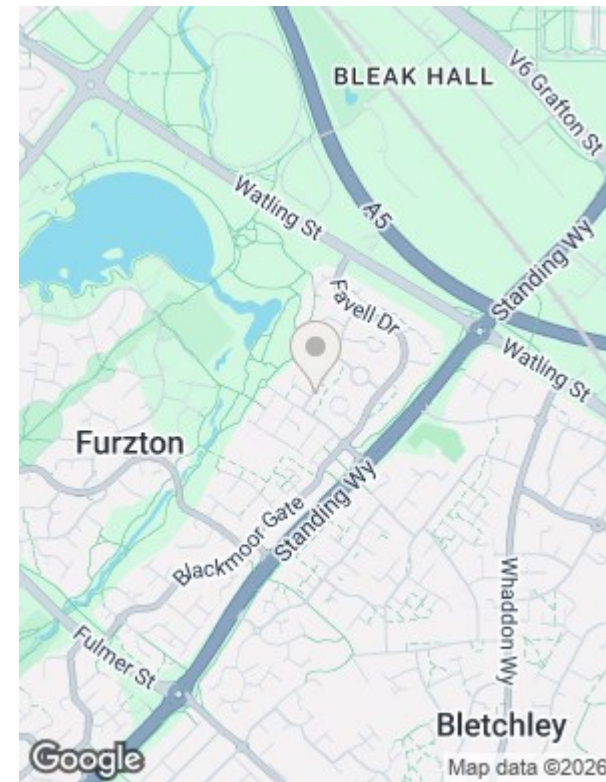
First Floor
Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 67.1 sq. metres (722.0 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

- 01908 561010
- 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)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

