

Connells

Defiance Avenue
Brooklands Milton Keynes

Defiance Avenue
Brooklands Milton Keynes MK10 7NS

for sale
£437,000







Property Description

Nestled in the sought after Brooklands area of Milton Keynes, this modern three/ four bedroom semi-detached offers a fantastic opportunity for first time buyers and growing families.

As you enter the hallway allows access to the cloakroom, study and fully integrated open plan kitchen/ diner, tastefully decorated with neutral tones that amplify the natural light.

Upstairs to the first floor you find the living space which has the option of being a bedroom and the principal bedroom with the addition of an en-suite. To the second floor, you'll find two well proportioned bedrooms each offering a peaceful retreat and additionally a family bathroom.

Outside, the property boasts a private garden with side gate access to the driveway. Viewing is highly recommended.

Cloakroom

A well-presented cloakroom fitted with a WC and wash hand basin, complemented by a radiator and extractor fan for ventilation. Suitable for guests and everyday convenience.

Study

A well-proportioned room benefiting from a double glazed window and radiator, ideal for use as a home office or study.

Lounge

A bright and comfortable lounge featuring a radiator and useful storage cupboard, with French doors opening directly onto the rear garden, creating an excellent flow of natural light and indoor-outdoor living.

Kitchen

A well-equipped kitchen featuring a range of wall and base units, integrated oven and gas hob with extractor hood, spotlights, and appliances including a fridge/freezer, washing machine, and dishwasher, offering both practicality and modern convenience.

Landing

A central landing area featuring a radiator, providing access to the adjoining rooms and contributing to the home’s overall warmth and comfort.

First Floor

Bedroom One

A comfortable and well-presented main bedroom featuring a double-glazed window allowing for plenty of natural light, along with a radiator providing efficient heating.

En-Suite To Main Bedroom

A practical en-suite comprising a WC, wash hand basin and shower, complemented by a radiator, extractor fan for ventilation, and a double-glazed window allowing natural light.

Bedroom Two

A well-proportioned first-floor bedroom benefiting from two double-glazed windows providing excellent natural light, along with a radiator for comfortable heating.

Second Floor

Bedroom Three

Located on the second floor, this well-presented bedroom features spotlights, a useful storage cupboard, and a radiator, making it an ideal bedroom, home office, or guest room.

Bedroom Four

A well-presented bedroom featuring a double-glazed window providing natural light, spotlights, a radiator for comfortable heating, and useful built-in storage cupboards.

Bathroom

A well-appointed family bathroom comprising a WC and wash hand basin, a bath with overhead shower, radiator for heating, and a double-glazed window providing natural light and ventilation.

Rear Garden

An enclosed rear garden featuring a patio area ideal for outdoor seating, mainly laid to lawn, and benefiting from convenient side gate access.

Parking

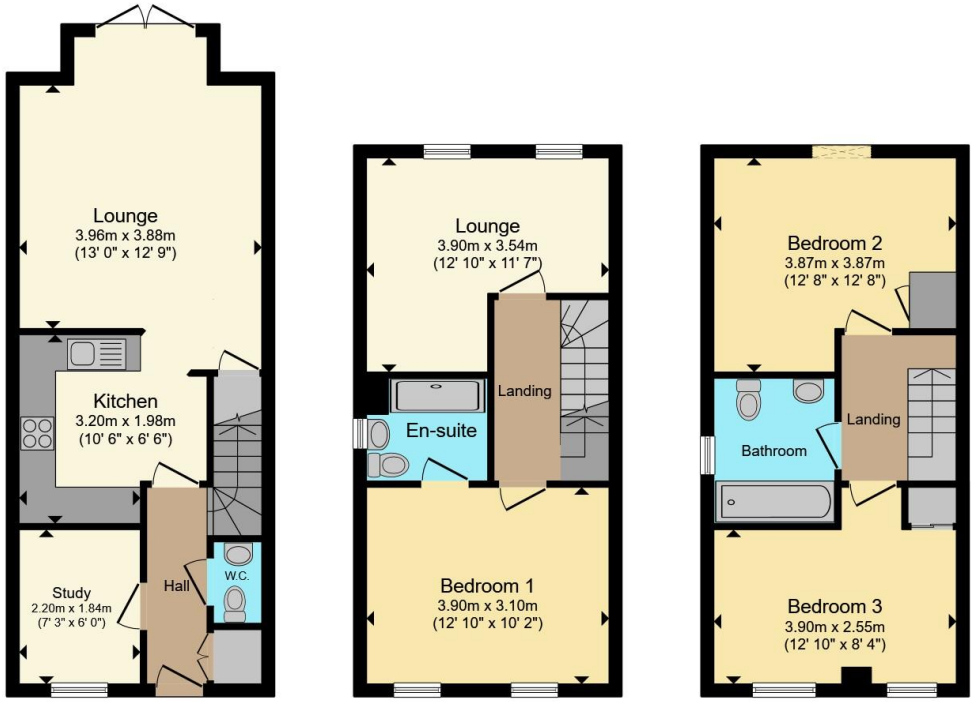
Off-road parking is provided via a private driveway, offering convenient and secure vehicle access.

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.











Total floor area 110.8 m² (1,193 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

Connells

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: D

view this property online connells.co.uk/Property/WNT308210

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.