



**Connells**

Defiance Avenue  
Brooklands Milton Keynes



### 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

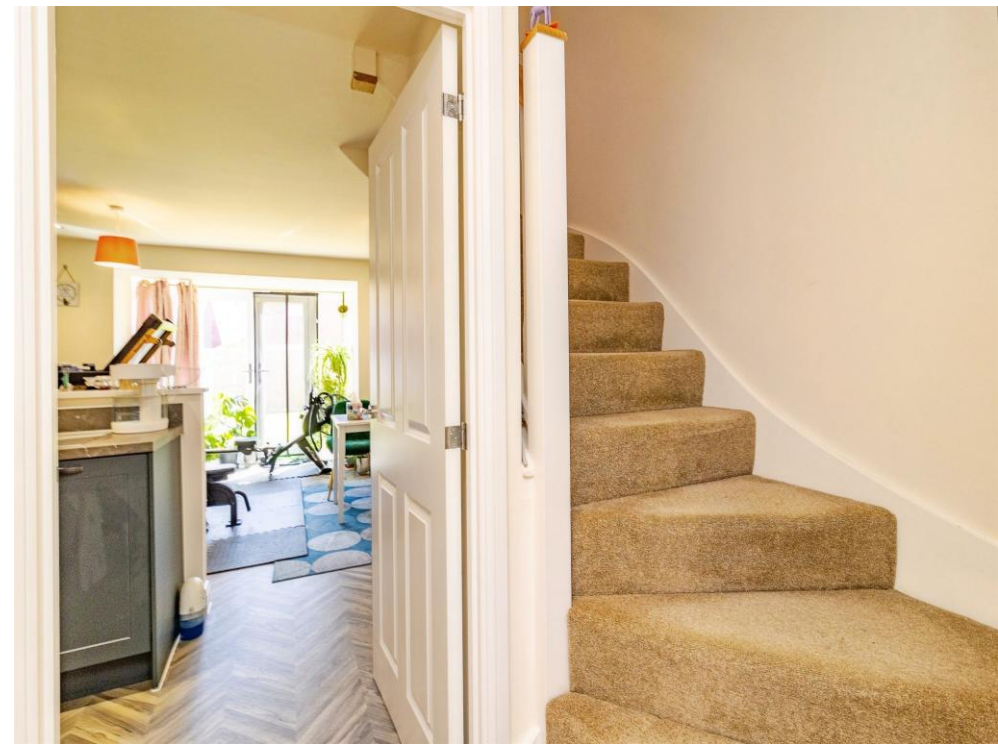
A well-appointed family bathroom comprising a WC and wash hand basin, a bath with overhead shower, radiator for heating, and a double-glazed window providing natural light and ventilation.

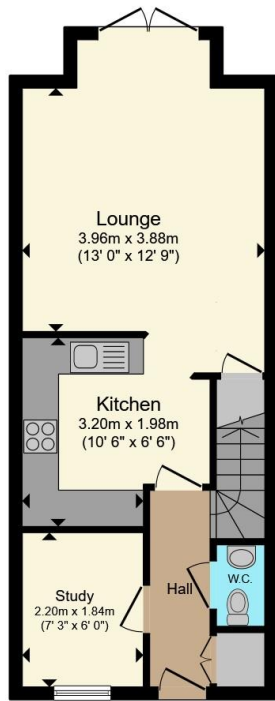
### Rear Garden

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

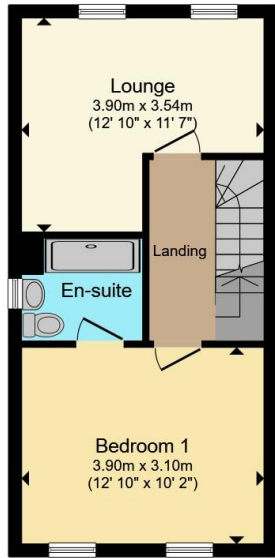
### Parking

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

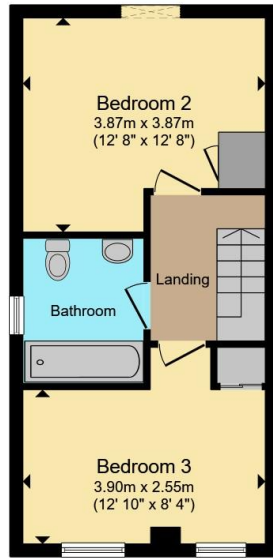




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 110.8 m<sup>2</sup> (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](http://www.propertybox.io)



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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](http://connells.co.uk/Property/WNT308210)**

Tenure: Freehold



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