



Heydon Court, Milton Keynes, MK13 7UQ



14 Heydon Court
Bradville
Milton Keynes
MK13 7UQ

£380,000

Carters are pleased to offer for sale this extended three bedroom detached family home which is situated in a quiet cul de sac close to the Grand Union Canal.

The accommodation comprises, entrance hall, cloakroom, living room, kitchen/diner and conservatory to the ground floor. On the first floor there are three bedrooms with an en-suite to the master and a family bathroom. To the exterior there are front and rear gardens and a single detached garage to the rear. An early internal viewing is highly recommended.

- AN EXTENDED THREE BEDROOM DETACHED HOME
- DOWNSTAIRS CLOAKROOM
- LIVING ROOM
- KITCHEN/DINER
- CONSERVATORY
- EN-SUITE TO MASTER BEDROOM
- SINGLE GARAGE
- FRONT & REAR GARDENS





Ground Floor

The property is entered via a part glazed into the entrance porch. A glazed door leads into the lounge. Door to cloakroom with a suite comprising low level w.c. and wash hand basin, heated towel rail, tiled walls, obscure glazed window to the front aspect.

The living room is located to the front of the property with stairs rising to the first floor. Window with shutters to the front aspect. Walk into the inner hallway which has an obscure glazed window to the side aspect and a window to the front aspect with fitted shutters. Understairs storage cupboard.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Fitted range cooker with an electric oven and a five ring gas hob with extractor hood over. Space for fridge/freezer. Tiled flooring. Three windows to the rear aspect. Door to the conservatory.

The conservatory is of UPVC and brick construction. Fitted worktop. Plumbing for a washing machine. Double glazed doors to the rear garden.

First Floor Landing

Cupboard housing the gas central heating boiler. Obscure glazed window to the side aspect.

Bedroom one is located to the front of the property with a window to the front aspect with fitted shutters. Door to the en-suite comprising low level w.c., wash hand basin and shower cubicle. Fully tiled. Heated towel rail. Obscure glazed window to the side aspect. Bedroom two is of double size with mirror fronted wardrobes, window to the rear aspect with fitted shutters. Bedroom three has a window to the front aspect with fitted shutters.

The family bathroom has a suite comprising low level w.c., wash hand basin and a panel bath with hand-held shower attachment over. Fully tiled. Heated towel rail. Obscure glazed window to the rear aspect.

Gardens & Garage

The front garden is enclosed by hedging. Path leading to the front door. The rear garden offers a central seating area with the remainder being laid to lawn. Planted borders. The garden is fully enclosed. Gated rear access leads to a block paved driveway with parking for one vehicle in front of the detached single garage with up and over door, power and light connected, exposed eaves in the roof space for storage.

Cost/ Charges/ Property Information

Tenure: Freehold.
Local Authority: Milton Keynes City Council.
Council Tax Band: Band D.

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

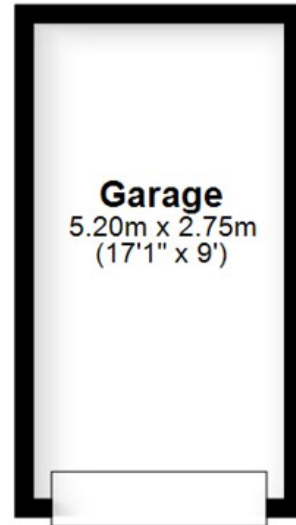
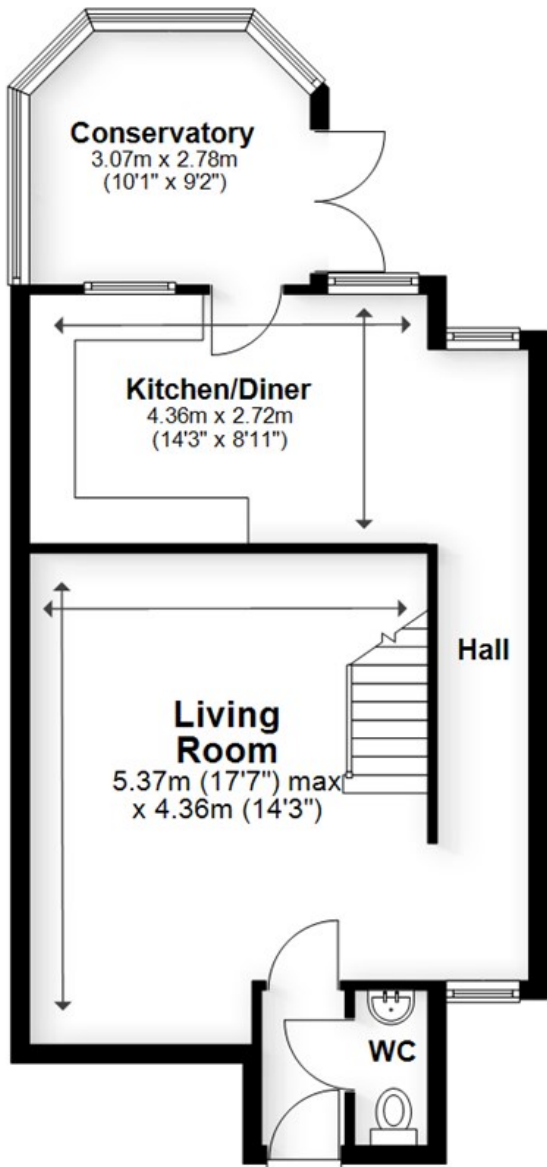
Disclaimer

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.

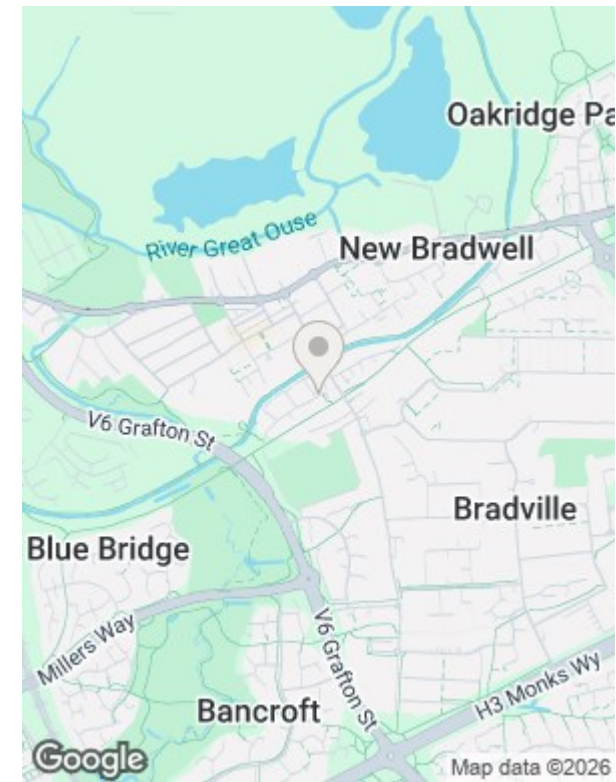
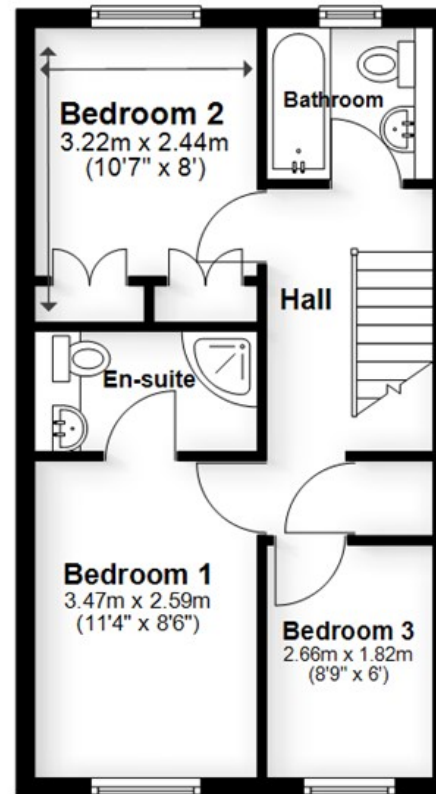




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

📞 01908 561010

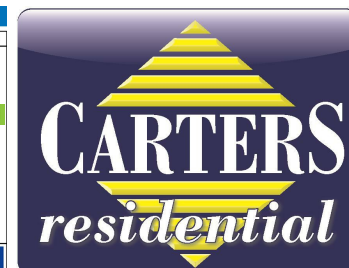
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.