



Cauldwell

PROPERTY SERVICES



9. Brindlebrook, Milton Keynes, MK8 8EU

£360,000

Offered to the market with no onward chain, this well-positioned three-bedroom semi-detached family home is situated within the highly desirable Two Mile Ash development, renowned for its excellent schooling, abundance of green open spaces, and convenient access to both Central Milton Keynes and the mainline railway station.

The accommodation is well balanced and ideally suited to family living. An entrance hall welcomes you into the home and provides access to a convenient cloakroom. To one side is a spacious living room, whilst the opposite side opens into a separate dining room, creating flexible living and entertaining space. Both reception rooms connect to the fitted kitchen, which overlooks and provides access to the good-sized rear garden.

The first floor offers three well-proportioned bedrooms, all serviced by a fitted family bathroom.

Externally, the property benefits from a generous rear garden, ideal for families and outdoor entertaining. To the front, there is driveway parking leading to a garage, providing ample off-road parking and storage.

Two Mile Ash remains one of Milton Keynes' most sought-after residential areas, offering excellent local schooling, picturesque parkland walks, and convenient transport links, including easy access to the city centre, major road networks, and the mainline railway station with direct services to London.

ENTRANCE HALL

UPVC double glazed door to front. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Storage cupboard. Radiator.

LIVING ROOM 16'11" x 10'0" (5.18 x 3.07)

Double glazed window to rear. Radiator. Television point. Internet point. Door to kitchen.

DINING ROOM 9'3" x 8'9" (2.83 x 2.67)

Double glazed window to front. Radiator. Door way to kitchen

KITCHEN 9'1" x 8'9" (2.77 x 2.67)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces and sink drainer unit. Gas oven. Plumbing for washing machine and dishwasher. Wall mounted central heating boiler. Understairs storage cupboard. Space for under counter sink. Heated towel rail.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator. Airing cupboard and storage cupboard.

BEDROOM ONE 10'9" x 10'4" max (3.29 x 3.16 max)

into recess

Double glazed window to front. Radiator.

BEDROOM TWO 10'6" x 10'10" (3.22 x 3.31)

max into recess

Double glazed window to front. Radiator.

BEDROOM THREE 7'7" x 7'4" (2.32 x 2.24)

Double glazed window to rear. Radiator. Storage cupboard.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower, wash hand basin and close coupled wc. Heated towel rail. Tiled walls. Extractor fan.

FRONT GARDEN

Shingle stone off road parking and paved front garden. Gated access to rear.

GARAGE

Up and over door to front. Power and light.

REAR GARDEN

Mainly laid to lawn with patio area. Timber storage shed. Mature trees and plants. Gated access to front. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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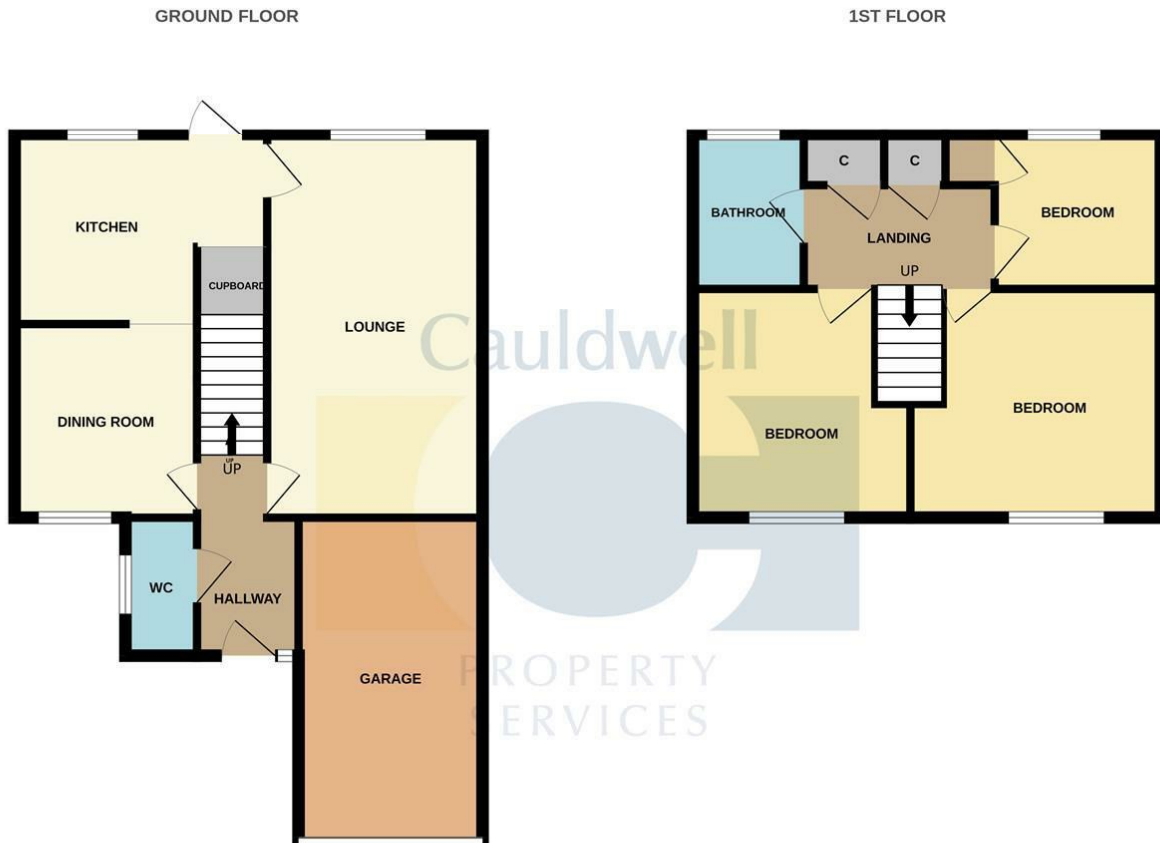
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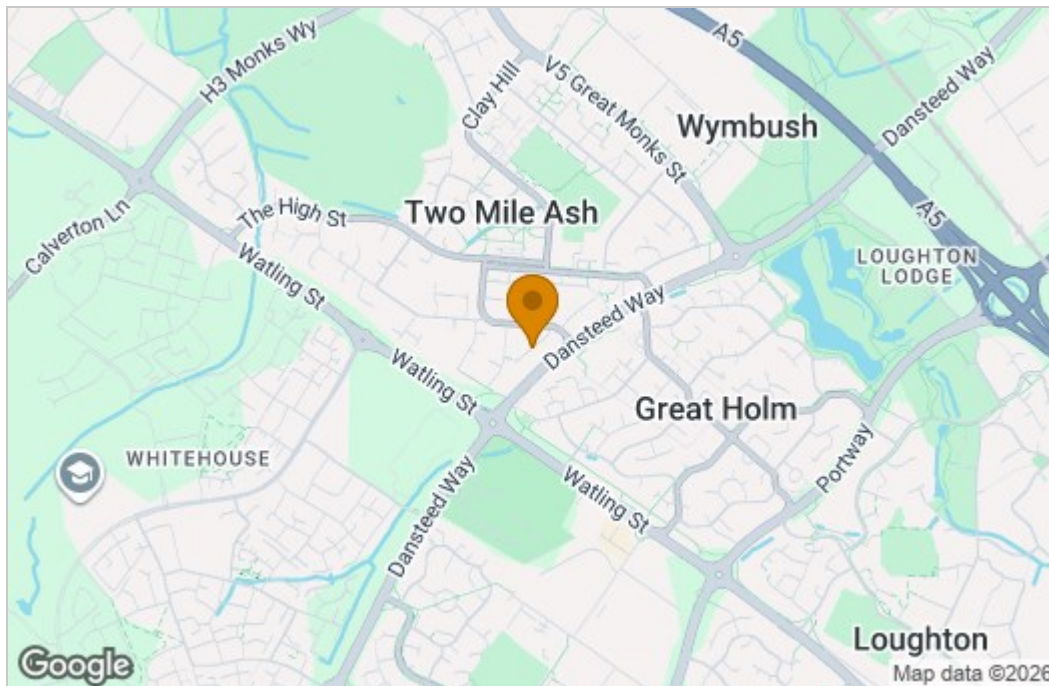
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Floor Plan

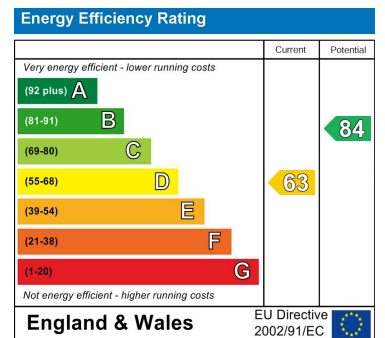


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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