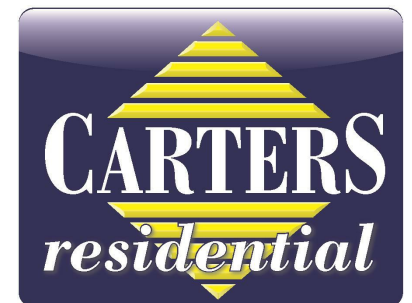




Whaddon Road, Milton Keynes, MK5 7AF





27 Whaddon Road  
Shenley Brook End  
Milton Keynes  
MK5 7AF

**Offers In Excess Of £350,000**

**Carters are delighted to bring to the market this well presented two (double) bedroom semi detached bungalow situated in the popular location of Shenley Brook End.**

Available for sale with no onward chain, the bungalow benefits from a re-fitted, kitchen & shower room, gas to radiator central heating, and UPVC double glazing. The accommodation in full:- entrance hall, lounge, kitchen, two double bedrooms and a shower room. Allocated parking. Front & rear gardens. An early internal viewing is recommended

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- RE-FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- GAS TO RADIATOR CENTRAL HEATING
- UPVC DOUBLE GLAZED
- DRIVEWAY & ALLOCATED PARKING
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN





### Accommodation

The property is entered via a double glazed front door opening out onto hallway. Wall mounted radiator. Storage cupboard with radiator. Access from the hall way is given to the second bedroom, shower room, and lounge.

The lounge has double glazed patio doors opening onto rear garden. Wall mounted radiator. A door leads into bedroom one, and a door leads into the kitchen.

The kitchen has been re-fitted and is located to the front of the property with a window to the front aspect. The units are mix of wall and base level units and work surfaces incorporating a colour coordinated sink unit. Built-in electric oven, and gas hob with an extractor fan over. Space and plumbing for both a washing machine and slimline dishwasher. Concealed wall mounted gas boiler. Wall mounted heated towel rail.

Bedroom one has a double glazed window to front aspect and French doors opening out onto rear garden. Wall mounted radiator.

The second bedroom is of double size and has a double glazed window overlooking the rear garden. Access to loft space with a pull down ladder. Wall mounted radiator.

The stylish shower room has a double glazed window to front aspect. Fully tiled suite comprising low level WC, wash hand basin, and an open sided double shower. Wall mounted heated towel rail and tiled flooring.

### Exterior

The front of the property is block paved and offers off road parking. A gated side access leads to the rear garden.

The rear garden is low maintenance, being mainly laid to gravel stone and fully enclosed. There is a paved seating area. A gated access to the rear leads to allocated parking for one vehicle.

### Cost/ Charges/ Property Information

Tenure: Freehold.)

Local Authority: Milton Keynes City Council  
Council Tax Band: Band C.  
Service Charge Payable to Guinness Housing of £37 per month.

### Location - Shenley Brook End

Shenley Brook End is situated to the South of the centre within the designated city boundary, having its own Local park, Local centre, Public house, First school and Cricket ground. An excellent range of further amenities are available in Central Milton Keynes including shopping centre, cinema, theatre and main line railway stations.

### 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.



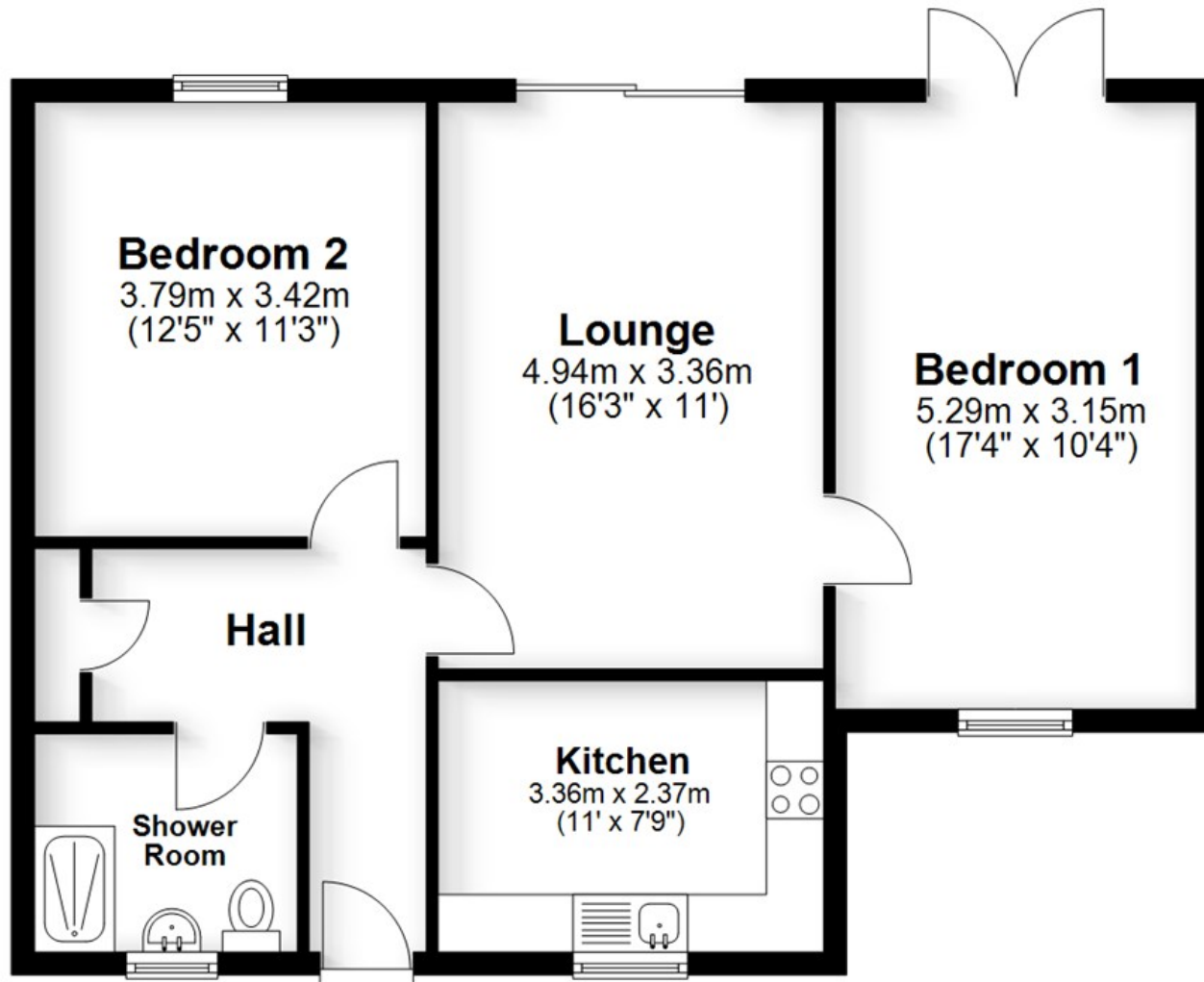






## Ground Floor

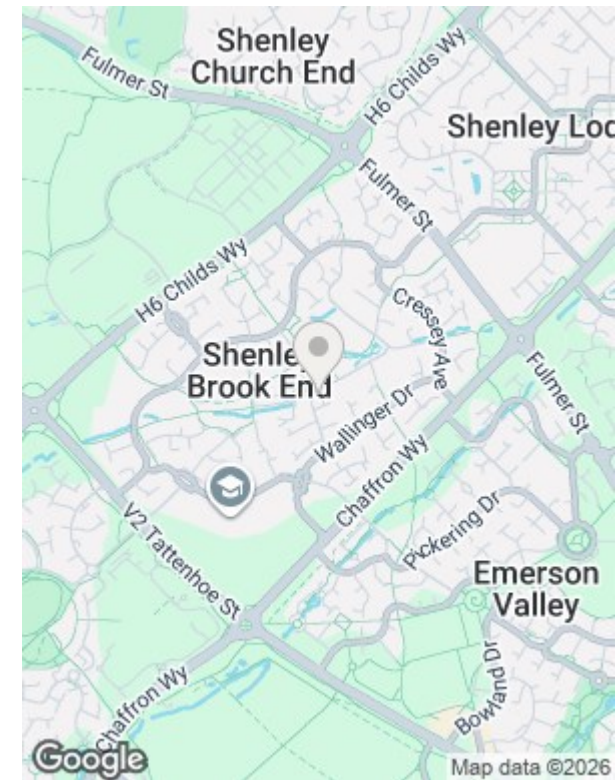
Approx. 68.2 sq. metres (733.9 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 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) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

