Cauldwell

PROPERTY SERVICES



40 Braford Gardens

Shenley Brook End, Milton Keynes, MK5 7HY

£600,000

4 2 4 B





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ENTRANCE
Entrance through composite double glazed front door into entrance hall. Radiator. Stairs to first floor landing with under stair storage cupboard. Almurad tiled flooring.

CLOAKROOM
Frosted double glazed window to the front. Low level wc, wash hand basin with mixer tap set into vanity unit. Heated towel rail. Tiled floor.

LIVING ROOM
19'1" x 12'0" (5.84 x 3.67)
Maximum measurements into bay. Double glazed bay window to the front with automated venetian blinds. Double doors to dining room. Electric fireplace. TV and telephone points. Fibre internet connection points. Wall lights. Tiled floor. Under floor heating. Two radiators.

DINING ROOM
9'10" x 11'10" (3.02 x 3.61)
Double glazed patio doors to rear. Door to side leading to kitchen. Radiator. Tiled flooring. Under floor heating. Wall lights.

CONSERVATORY
19'3" 11'5" (5.89 3.50)
Brick based. UPVC double glazed windows to rear and both side with fitted blinds. Fitted roof blinds. Double glazed French doors to side with fitted blinds. Power and lighting. Air conditioning unit for both hot and cold.

KITCHEN BREAKFAST ROOM
18'5" x 13'9" (5.63 x 4.20)
Double glazed windows to the side and double glazed French doors to the rear. Refitted range of wall and base units with Persian gold granite work surfaces. Under cupboard lighting. Breakfast bar seating area with base units and Persian gold granite work surfaces. Stainless steel sink with engraved drainer and mixer tap. Second stainless steel sink with mixer tap, engraved drainer and water softener. Waste disposal unit. Electric oven. Grill oven. Fitted microwave. Integrated fridge. Integrated dryer and integrated dish washer, Space for American style fridge freezer. Plumbing for washing machine. Vertical radiator. LED lighting. Almurad tiled floor with under floor heating. Door to office/gym.

OFFICE
16'9" x 8'9" (5.13 x 2.67)
Double glazed window and door to the front. LED lighting. Vertical radiator. Central heating boiler. Access to boarded loft space.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to the side. Access to boarded loft space via drop down loft ladder which also houses solar panel battery. Airing cupboard

BEDROOM ONE
12'5" x 10'11" (3.81 x 3.33)
Maximum measurements into bay. Double glazed bay window to the front with automated venetian blinds. Built in wardrobes and bedroom furniture. Radiator. Door to ensuite.

ENSUITE
Frosted double glazed window to the side. Shower cubicle with mains shower. Wash hand basin with mixer tap set into vanity unit also housing low level wc. Wall mounted medicine cabinet. Extractor fan. Heated towel rail. Shaver point.

BEDROOM TWO
11'4" x 9'1" (3.46 x 2.77)
Double glazed window to the rear. Radiator. Built in wardrobes.

BEDROOM THREE
10'2" x 7'1" (3.10 x 2.17)
Double glazed window to rear. Radiator. Fitted wardrobes.

BEDROOM FOUR
11'8" x 6'10" x 9'3" (3.56 x 2.09 x 2.82)
L shaped room. Double glazed window to the front. Radiator. Built in storage cupboard.

FAMILY BATHROOM
Frosted double glazed window to the side. Bath with mixer a tap and shower. Hand wash basin with mixer tap set into vanity unit which also houses low level wc. Wall mounted medicine cabinet. Extractor fan. Shaver point. Heated towel rail.

FRONT
Block paved driveway with parking for approximately 4 vehicles. UPVC storage shed.

REAR GARDEN
Mainly laid to lawn. Porcelain patio area which extends to side. Outside tap. Raised flower beds and borders. Circular patio area with timber storage shed. Gated access to the front.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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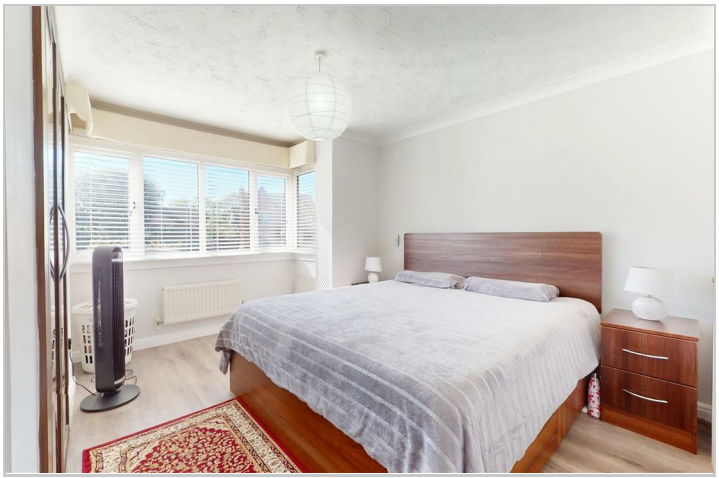
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.









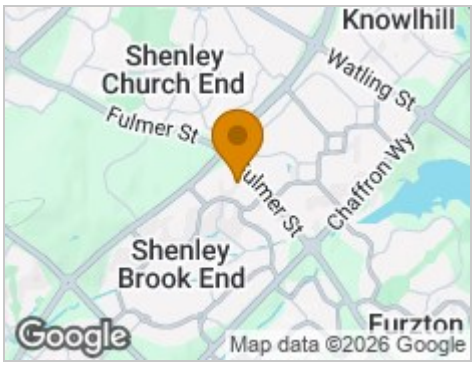
Road Map



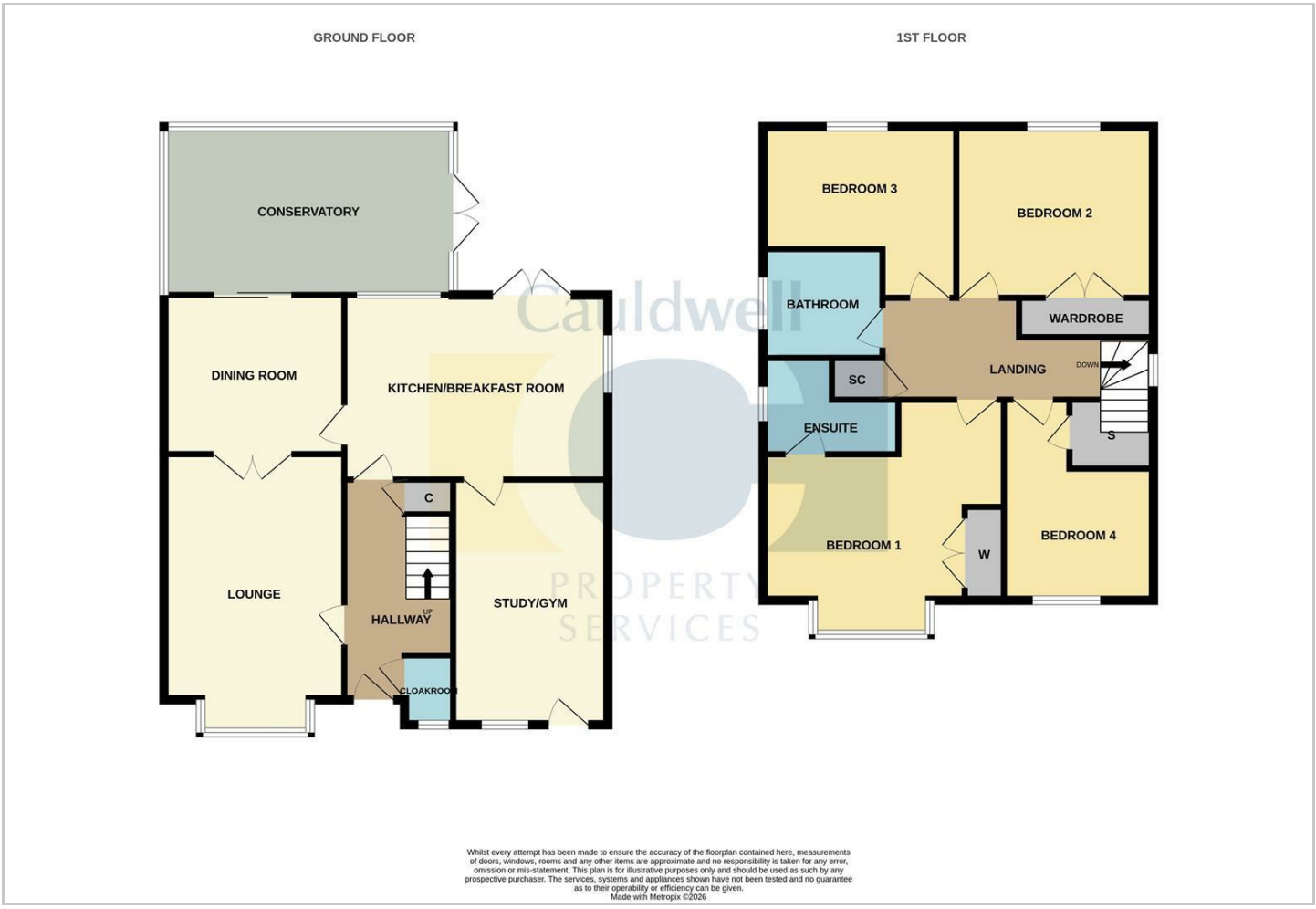
Hybrid Map



Terrain Map



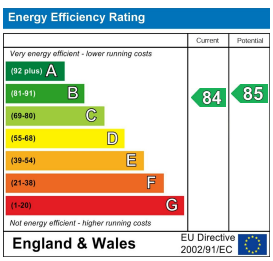
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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