



452 Fen Street
Milton Keynes, MK10 7JS



William Coulson
Partnered With
Simpsons
Property Experts

'Room to grow'

Situated within the ever-popular residential area of Brooklands, this impressive three-storey home offers generous proportions throughout, with three/four bedrooms, a charming rear garden, and off-road parking—ideal for growing families.

The property is conveniently located within walking distance of local amenities and schools, with excellent transport links nearby, including easy access to the M1.

Entry is via a composite front door into a welcoming entrance hall, featuring wood-style flooring, stairs rising to the first floor, and access to a guest WC.

To the front, a versatile room provides the perfect space for a fourth bedroom, home office, or study, ideal for modern living.

The modern kitchen is fitted with a range of eye and base level units, complemented by integrated appliances including a dishwasher, fridge/freezer, electric oven with induction hob, and a one-and-a-half bowl sink with mixer tap.

To the rear, the sitting room is bright and airy, offering ample space for both lounge and dining furniture. Patio doors open onto the garden, creating an ideal setting for entertaining or relaxing.

The first floor hosts a cosy main living room, perfect as a secondary lounge or family space. The principal bedroom is also located on this floor and benefits from an ensuite shower room with a walk-in shower, wash hand basin, and low level WC.

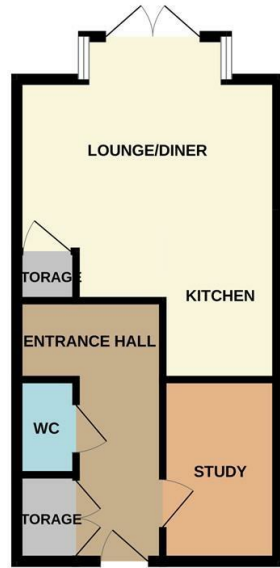
On the top floor, there are two further well proportioned double bedrooms, along with the family bathroom, which comprises a panelled bath, walk-in shower, wash hand basin, and low level WC.

Outside, the property offers allocated off-road parking for two vehicles. The rear garden is low maintenance, mainly laid to lawn with a patio area, and fully enclosed by timber fencing.

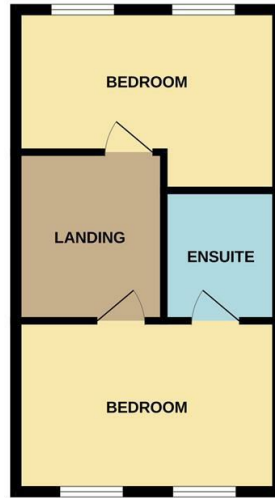
£375,000



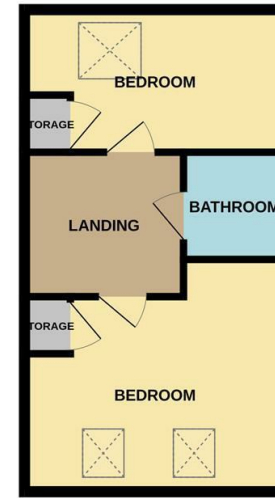
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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