



Connells

Chalfont Close
Bradville Milton Keynes



Property Description

Situated in the popular residential area of Bradville this well proportioned home offers fantastic space and versatility, making it an ideal purchase for families or first time buyers. The property boasts a generous layout with multiple reception areas, allowing for flexible living arrangements to suit modern lifestyles. The bright and spacious living room provides a welcoming environment, while the separate dining room offers the perfect setting for entertaining guests or family meals. The kitchen is well sized with ample worktop and storage space, with scope for further enhancement. Upstairs, the property benefits from well proportioned bedrooms, including a fourth bedroom which could also serve as a home office or study. Externally, the home benefits from a practical layout and useful storage solutions, making it both functional and comfortable for everyday living. Located within easy reach of local amenities, schools, and transport links, this property offers both convenience and potential, presenting an excellent opportunity to create a long term family home.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Area

Bradville is conveniently located for excellent access into Milton Keynes town centre. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area which in particular is within a short distance of Bradville. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is within a close distance making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Bradville is well served with two very good primary schools. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town. Bradville also has its own local shops.

Entrance Hall

Welcoming entrance hall providing access to the main living areas and staircase rising to the first floor. This bright space has been recently redecorated and also benefits from understairs storage space offering a practical and functional layout.

Living Room 16' 5" x 9' 10" (5.00m x 3.00m)

A bright and spacious reception room, ideal for relaxing and entertaining, with ample space for a range of furniture and access directly into the dining room.

Dining Room 11' 10" x 7' 10" (3.61m x 2.39m)

A well sized dining area, perfect for family meals or hosting guests, with flexibility for alternative uses if required.

Kitchen 11' 10" x 7' 10" (3.61m x 2.39m)

A generous kitchen space fitted with a range of units and worktop space, offering plenty of storage

and scope for personalisation. Comes with all white goods, specifically a high capacity tumble dryer/washing machine that are only just shy of 1.5 years old. This space also benefits from a tall US style free standing fridge freezer, making this space practical and ready to move into.

Utility 15' 1" x 7' 10" (4.60m x 2.39m)

Located just off the kitchen, this useful space provides additional storage and room for appliances, helping to keep the main kitchen area tidy while reducing noise from everyday laundry tasks.

Garage / Store 7' 10" x 5' 11" (2.39m x 1.80m)

A highly useful storage area, ideal for household items, keeping the main living spaces clutter free.

Bedroom One 14' 5" x 9' 2" (4.39m x 2.79m)

A well proportioned double bedroom offering comfortable accommodation with space for wardrobes and additional furniture. window to side aspect allowing plenty of natural light. Carpeted flooring throughout. This bedroom also benefits from an en suite.

Bedroom Two 9' 10" x 9' 2" (3.00m x 2.79m)

Another good sized bedroom, ideal for family members or guests. window to the side aspect and carpeted flooring.

Bedroom Three 11' 10" x 7' 10" (3.61m x 2.39m)

A versatile room that could be used as a guest bedroom, nursery, or home office. window to the side aspect, radiator and carpeted floor. Filling the room with natural light and conformability.

Bedroom Four 7' 10" x 6' 7" (2.39m x 2.01m)

A compact yet practical room, perfect as a study, child's bedroom, or additional workspace.

Bathroom 5' 11" x 5' 3" (1.80m x 1.60m)

A functional family bathroom comprising a bath with shower over, tiled splashback walls, wash hand basin, and WC.









Ground Floor



First Floor

Total floor area 122.6 m² (1,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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