Cauldwell

PROPERTY SERVICES

96 Booker Avenue, Milton Keynes, MK13 8EF

£395,000

CAULDWELL are delighted to offer for sale this well presented three-bedroom link detached home, situated within the popular and central location of Bradwell Common.
The accommodation briefly comprises: entrance hall, downstairs cloakroom, a bright and spacious dual aspect living room, and a stylish refitted dual aspect kitchen/dining room, ideal for modern family living and entertaining.

On the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a refitted family bathroom.
Outside, the property offers front and rear gardens, providing excellent outdoor space, with a driveway leading to a garage offering off-road parking.
This fantastic home combines modern upgrades with a highly convenient location, making it an ideal purchase for families and commuters alike.

Bradwell Common is a well-established and centrally located area within Milton Keynes, making it highly attractive for both families and commuters. The area benefits from close proximity to Central Milton Keynes, offering easy access to the mainline railway station with direct routes to London Euston, as well as the Centre:MK shopping centre, restaurants, and leisure facilities.
Locally, residents enjoy nearby schooling, parkland, and pleasant green spaces, along with convenient access to major road links including the A5 and M1. The area also benefits from nearby amenities in Bradwell Village and Heelands, creating a strong sense of community.

ENTRANCE HALL
Entrance door. Stairs to first floor. Door to understairs storage cupboard. Door to kitchen/dining room. Radiator. Stairs to first floor.

LIVING ROOM 10'9" x 16'0" (3.30 x 4.89)
Dual aspect double glazed window to front. Double glazed French doors to rear. Radiator. Feature fireplace and surround.

KITCHEN/DINING ROOM 19'11" x 8'3" (6.08 x 2.54)
Re-fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, microwave and four ring hob. Extractor hood. Built in slim line dishwasher. Space for fridge freezer. Dual aspect double glazed window to front and rear. Built in washing machine. Radiator. Skimmed ceiling with inset lighting. Tiled splash backs. Under unit lighting. Opening to inner hall way.

INNER HALL WAY
Storage cupboards. Double glazed door to garden. Door to cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring.

FIRST FLOOR LANDING
Doors to rooms. Access to loft. Radiator. Double glazed window to rear.

BEDROOM ONE 11'5" x 9'0" (3.50 x 2.76)
Three door mirror fronted wardrobe. Radiator. Double glazed window to front. Arch to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower and a wash hand basin. Frosted double glazed window to side. Extractor fan. Tiled walls.

BEDROOM TWO 10'11" x 8'9" (3.35 x 2.67)
Built in airing cupboard. Double glazed window to front. Radiator.

BEDROOM THREE 8'0" x 7'1" (2.44 x 2.16)
Double glazed window to rear. Radiator.

BATHROOM
Re-fitted suite comprising bath with shower over, low level wc and wash hand basin. Tiled walls and flooring. Radiator Shaver point. Frosted double glazed window to front.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

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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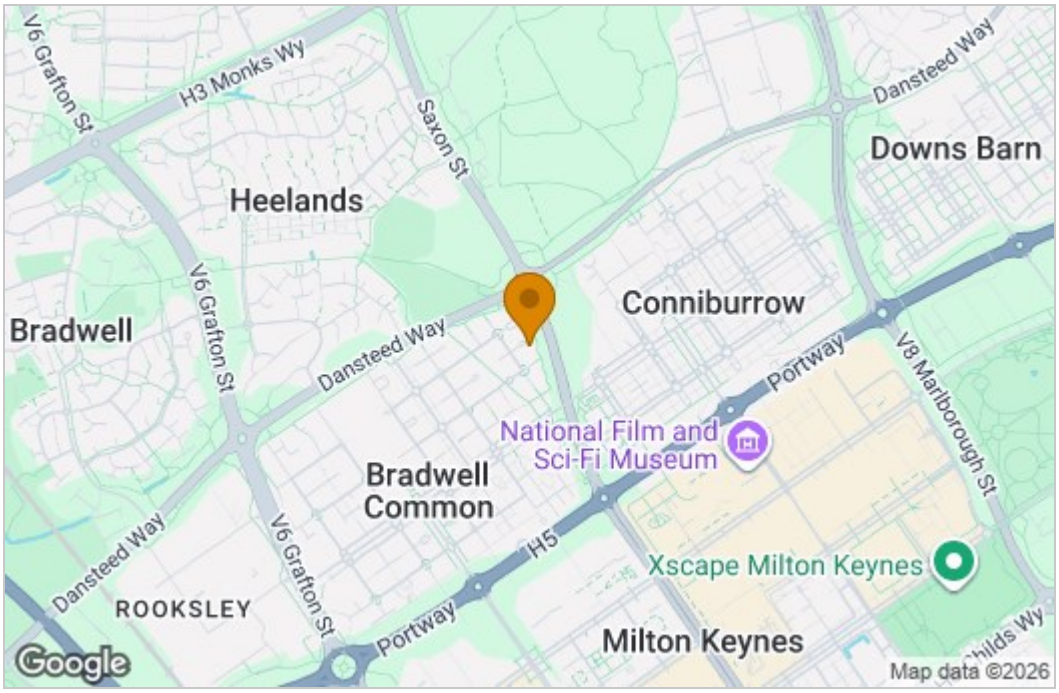
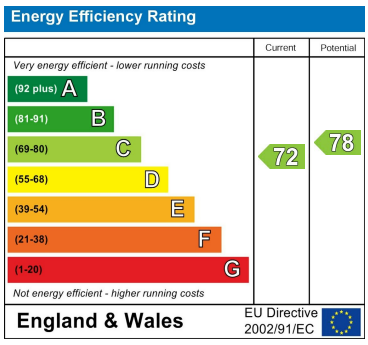
Area Map



Energy Efficiency Graph



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