Cauldwell

PROPERTY SERVICES

53 Brearley Avenue, Oldbrook, MK6 2UB

£435,000

Cauldwell Property Services are delighted to offer for sale this refurbished four-bedroom detached family home, situated within the popular and centrally located area of Oldbrook, Milton Keynes. Offered to the market with no upper chain, this spacious property benefits from a refitted kitchen, refitted bathrooms and excellent family accommodation throughout.

The ground floor accommodation comprises a welcoming entrance hall, refitted downstairs cloakroom, spacious living room, separate dining room and a bright conservatory overlooking the rear garden. The refitted kitchen/breakfast room provides an excellent space for everyday family living and entertaining. In addition, the property offers potential for a garage conversion (subject to any necessary consents), creating further versatility for growing families.

On the first floor there are four well-proportioned bedrooms, including a principal bedroom with a stylish refitted en-suite shower room. The remaining bedrooms are served by a contemporary refitted family bathroom.

Externally, the property enjoys front and rear gardens, with the enclosed rear garden providing an ideal space for outdoor entertaining, family activities and relaxation.

Offered with the significant advantage of no upper chain, this impressive home represents a fantastic opportunity for families and commuters alike.

ENTRANCE HALL
Stairs to first floor. . Doors to all rooms. Door to garage. Two radiators.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Extractor.

KITCHEN 9'3" x 9'3" (2.82 x 2.84)
Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor hood. Plumbing for dishwasher. Double glazed window to front. Splash back tiling. Radiator. Arch to utility room.

UTILITY ROOM
Base unit with worksurface and sink drainer unit. Plumbing for washing machine. Wall mounted boiler. Splash back tiling. Double glazed door to rear garden.

LIVING ROOM 12'5" x 15'0" (3.80 x 4.58)
Double glazed bay window to rear. Fireplace and surround. Two radiators

DINING ROOM 10'4" x 8'11" (3.15 x 2.74)
Sliding double glazed door to conservatory. Radiator.

CONSERVATORY
UPVC double glazed construction with double glazed French doors to rear garden.

FIRST FLOOR LANDING
Doors to upstairs rooms.

BEDROOM ONE 10'0" x 13'5" (3.06 x 4.09)
Two double glazed windows to front. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin in vanity surround. Frosted double glazed window to side. Shaver point. Extractor. Radiator.

BEDROOM TWO 9'11" x 10'3" (3.04 x 3.14)
Double glazed window to rear. Radiator.

BEDROOM THREE 8'7" x 8'2" (2.63 x 2.51)
Double glazed window to front. Radiator.

BATHROOM
Re-fitted suite comprising panelled bath with shower attachment. low level wc and wash hand basin. Airing cupboard housing water tank with storage shelving. Shaver point. Extractor. Frosted double glazed window to side.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area and gated side access, offering privacy with wooden fence surround.

SINGLE GARAGE
Up and over door. Power and light.

FRONT GARDEN
Laid to patio with hardstanding driveway leading to single garage.

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.

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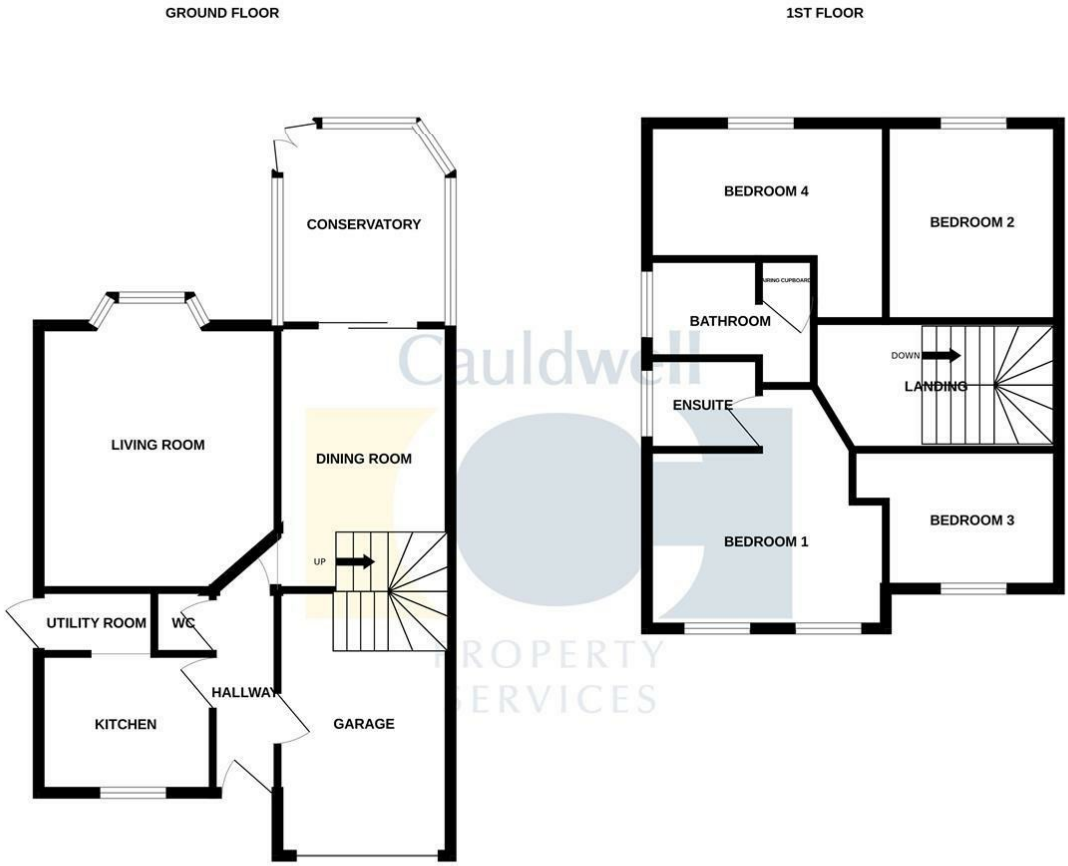
Floor Plan



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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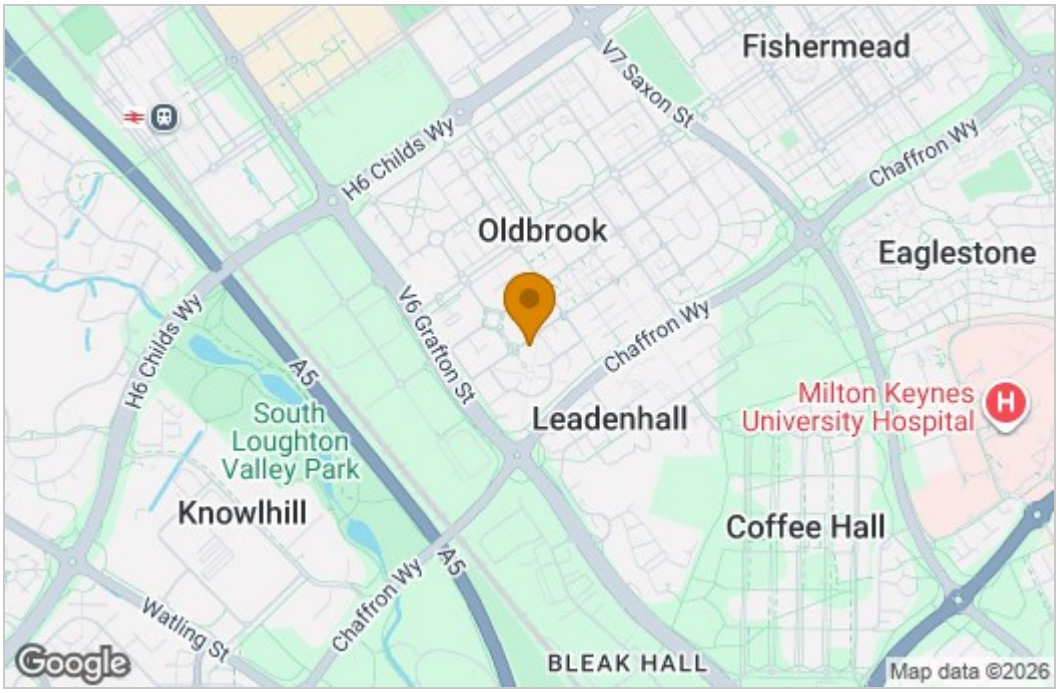
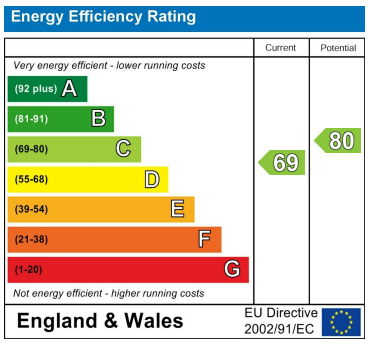
Area Map



Energy Efficiency Graph



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