Cauldwell

PROPERTY SERVICES

76 Braybrooke Drive, Milton Keynes, MK4 1BA

£289,995

CAULDWELL are delighted to offer for sale this three bedroom family home, situated within the popular Furzton area (close proximity to Furzton lake). The accommodation briefly comprises; entrance, lounge, kitchen/dining room with a door leading to the rear garden, first floor, three bedrooms and a bathroom. Outside there is a garage and an enclosed rear garden. No upper chain.

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. This location is popular with commuters and families alike, as it is approximately 3 miles to MK railway station and in the catchment for Shenley Brook End Secondary school. There are two local shopping areas in Furzton, one to the north which has a Tesco express, hairdressers, beauty salon, fish and chip Shop, Chinese takeway, Pharmacy, Doctors and a Dentist. The southern shopping area also has a fish and chip shop, tanning salon, local shop and a community centre. Furzton also has many green spaces including Tattenhoe Valley Park, which runs through the centre of the estate and into Furzton Lake. The lake has a pub/restaurant, adventure golf course and an Italian restaurant that overlook it.

Council tax band B.
Energy rating D.

ENTRANCE
Entrance through front door into entrance porch. Door through to living room.

LIVING ROOM
Double glazed window to the front. stairs leading to first floor. Door to kitchen dining room. Radiator.

KITCHEN DINING ROOM
Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Built in oven with gas hob and extractor over. plumbing foe dishwasher, plumbing for washing machine. Space for free standing fridge freezer. Wall mounted boiler. Splash back tiles. Double glazed window to the rear. Frosted double glazed door to the rear. Radiator.

FIRST FLOOR LANDING
Doors to all rooms and family bathroom.

BEDROOM ONE
Double glazed window to the front. Built in wardrobe. Radiator.

BEDROOM TWO
Double glazed window to the rear. Radiator.

BEDROOM THREE
Double glazed window to the front. Radiator.

FAMILY BATHROOM
Three piece suite. Panelled bath with shower attachment. Low level wc, wash hand basin, Part tiled walls. Radiator. Frosted double glazed window to the rear.

REAR GARFDEN
Enclosed rear garden Laid mainly to lawn. Patio area. Wooden fence panel surround.

FRONT
Laid mainly to lawn. Path leading to front door,

GARAGE
Garage with up and over door.

All measurements are approximate. 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.

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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.

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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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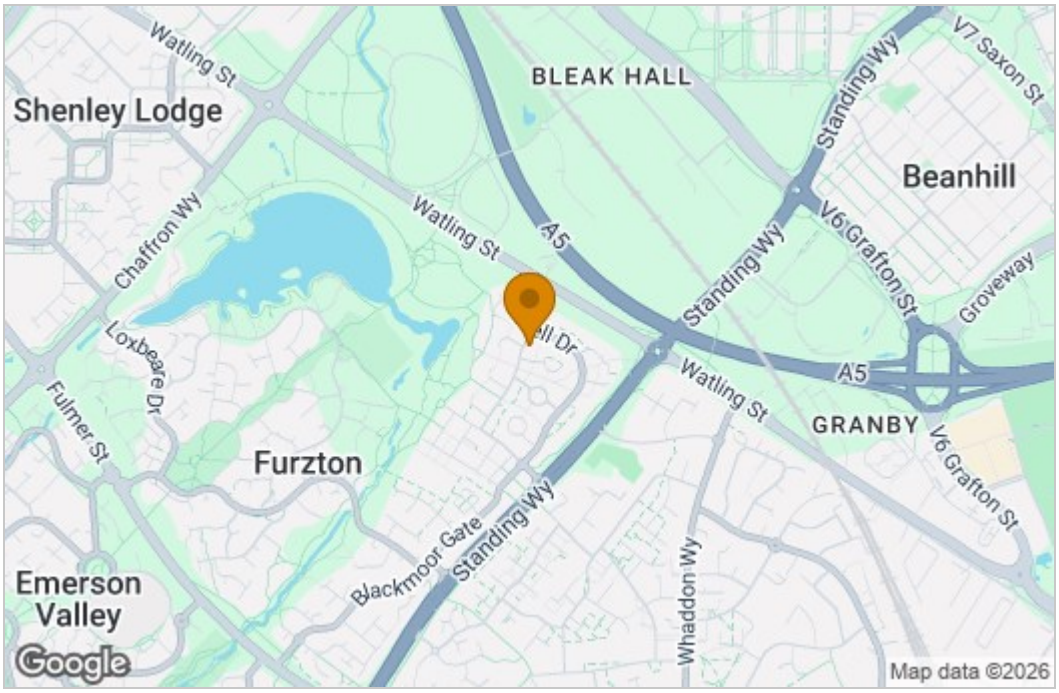
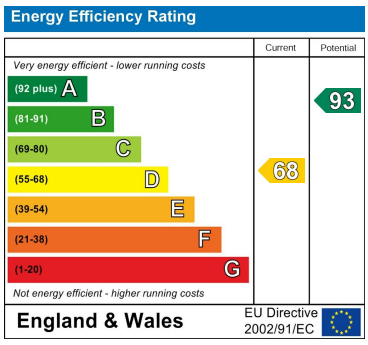
Area Map



Energy Efficiency Graph



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