



# Cauldwell

PROPERTY SERVICES



## 86 Braybrooke Drive, Milton Keynes, MK4 1BA

**£299,995**

CAULDWELL are delighted to offer for sale this well presented three bedroom family home, situated within the sought after Furzton area and within close proximity to the picturesque Furzton Lake. The accommodation briefly comprises; entrance hall, lounge and a re-fitted kitchen/dining room with direct access leading to the enclosed rear garden. To the first floor there are three bedrooms and a stylish re-fitted family bathroom. Outside benefits from a garage and enclosed rear garden. The property is offered for sale with no upper chain.

Furzton remains one of the most desirable residential areas within Milton Keynes, popular with both families and commuters alike due to its abundance of green open spaces and excellent transport links. The property is conveniently positioned for access to the A421, providing routes towards the M1 Junction 13 and M40. Milton Keynes Central railway station is approximately 3 miles away, offering fast services to London Euston. The property also falls within the catchment area for the highly regarded Shenley Brook End Secondary School.

Furzton itself offers a range of local amenities with two nearby shopping parades. The northern shopping area includes a Tesco Express, pharmacy, doctors surgery, dentist, hairdressers, beauty salon, fish and chip shop and Chinese takeaway, whilst the southern parade provides further convenience stores, tanning salon, community centre and additional takeaway facilities.

The area is particularly renowned for its beautiful parkland and leisure facilities, including Tattenhoe Valley Park and the ever popular Furzton Lake, offering scenic walks, cycle routes and waterside restaurants

## **ENTRANCE PORCH**

Entrance door. Frosted double glazed window to front. Door to living room.

## **LIVING ROOM 13'10" x 14'11" (4.24 x 4.55)**

Stairs to first floor. Double glazed window to front. Radiator. Double internal doors to re-fitted kitchen/dining room.

## **RE-FITTED KITCHEN/DINING ROOM 14'10" x 9'6" (4.53 x 2.92)**

Re-fitted with a range of soft close wall and base units with straight edge worksurface incorporating sink drainer unit. Built in oven, four ring hob and extractor hood. Plumbing for washing machine and space for fridge freezer. Tiled flooring. Splash back tiling. Double glazed window to rear. Sliding double glazed door to rear. Wall mounted boiler. Radiator.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms.

## **BEDROOM ONE 10'7" x 7'9" (3.24 x 2.37)**

Wardrobe alcove. Double glazed box bay window to front. Radiator.

## **BEDROOM TWO 9'9" x 8'0" (2.98 x 2.44)**

Double glazed window to rear. Radiator. Wardrobe alcove. Access to loft.

## **BEDROOM THREE 7'10" x 6'10" (2.40 x 2.10)**

Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Airing cupboard housing water tank and storage shelving. Frosted double glazed window to rear. Extractor.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with patio and decking area and brick wall and fence surround. Gated rear access leading to garage.

## **GARAGE**

Up and over door. Driveway.

## **FRONT GARDEN**

Laid to lawn with path to front door.

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

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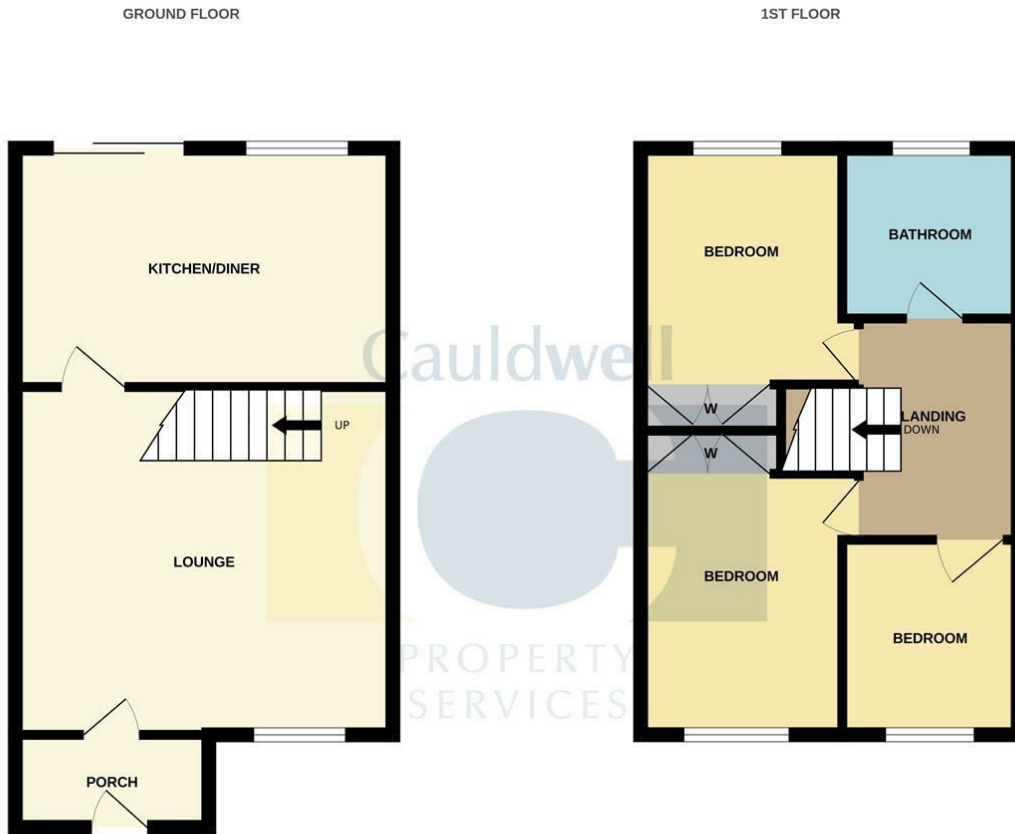
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Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

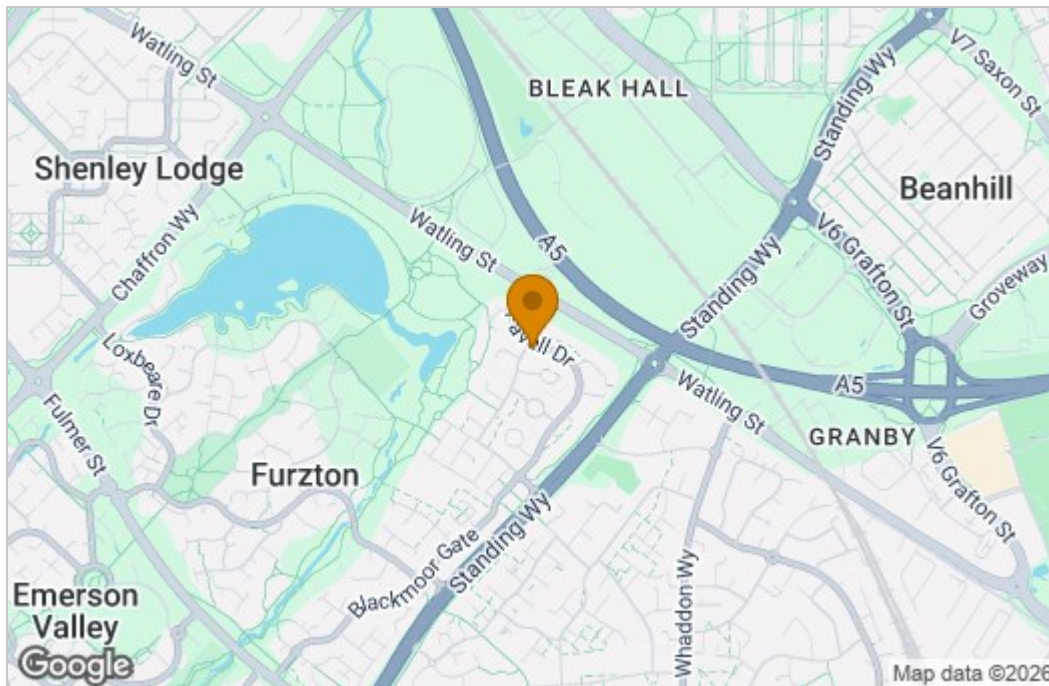
# Floor Plan



TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

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

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

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