



13 Braford Gardens

Shenley Brook End, Milton Keynes, MK5 7HY

£515,000



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ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to cloakroom, living room, dining room and kitchen/breakfast room. Understairs storage cupboard. Radiator. Coving to textured ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to front.

LIVING ROOM

15'2" x 11'1" (4.62 x 3.38)

Double glazed French doors to rear. Radiator. Television point.

DINING ROOM

11'1" x 8'8" (3.38 x 2.64)

Double glazed window to front. Radiator.

KITCHEN

11'9" x 11'7" (3.58 x 3.53)

Double glazed window to rear. Double glazed door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit and mixer tap. Built in oven, five ring hob and extractor. Space for fridge freezer and dishwasher. Breakfast bar. Splash back tiling. Door to utility room.

UTILITY ROOM

Base units. Roll top worksurface with sink drainer unit. Wall mounted boiler. Splash back tiling. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Radiator. Airing cupboard.

MASTER BEDROOM

11'11" x 9'10" (3.63 x 3.00)

Double glazed window to rear. Radiator. Double door built in cupboard. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Frosted double glazed window to side.

BEDROOM TWO

9'9" x 8'1" (2.97 x 2.46)

Double glazed window to front. Radiator.

BEDROOM THREE

11'1" x 9'1" (3.38 x 2.77)

Double glazed window to front. Radiator. Double door built in wardrobe.

BEDROOM FOUR

8'9" x 6'7" (2.67 x 2.01)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Splash back tiling. Double glazed window to rear. Radiator. Tiled flooring. Extractor.

REAR GARDEN

Enclosed and secluded rear garden, mainly laid to lawn with patio area. Outside tap. Wooden fence surround. Gated side access. Outside power and light.

SINGLE GARAGE

Up and over door. Hardstanding driveway. Power and light.

COUNCIL TAX BAND

Council tax band E. Sourced from <http://cti.voa.gov.uk/cti/init.asp>

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.

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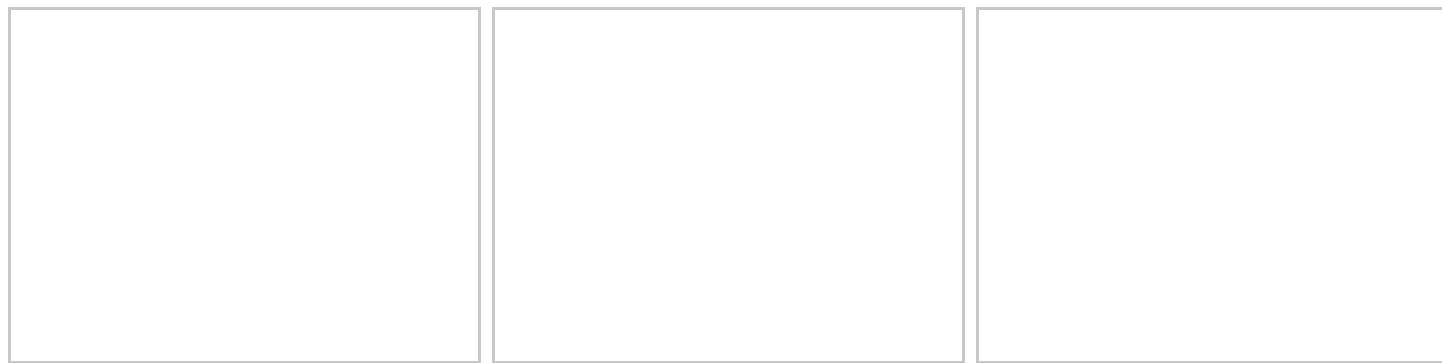
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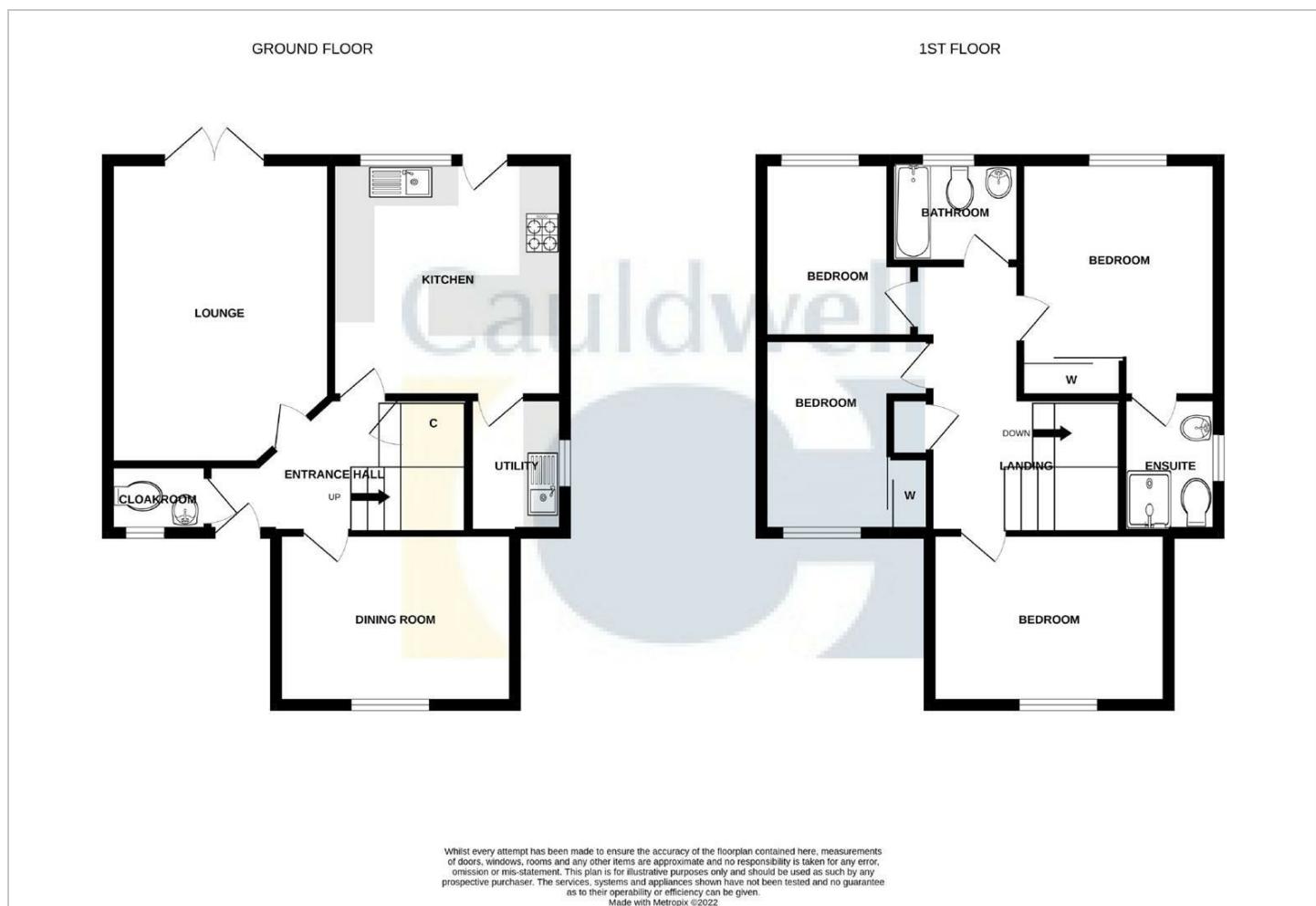
Road Map

Hybrid Map

Terrain Map



Floor Plan

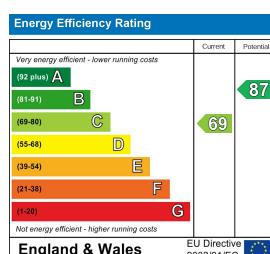


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

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Energy Efficiency Graph



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