

Cauldwell

PROPERTY SERVICES



13 Braford Gardens

Shenley Brook End, Milton Keynes, MK5 7HY

£515,000



13 Braford Gardens

Shenley Brook End, Milton Keynes, MK5 7HY

£515,000



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.

Tel: 01908 304480

COUNCIL TAX BAND

Council tax band E. Sourced from <http://cti.voa.gov.uk/cti/inits.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.

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.

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

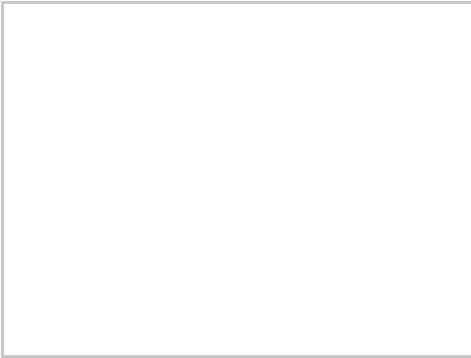
MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

...

We routinely refer customers to Franklins solicitors, Key Conveyancing 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



Road Map



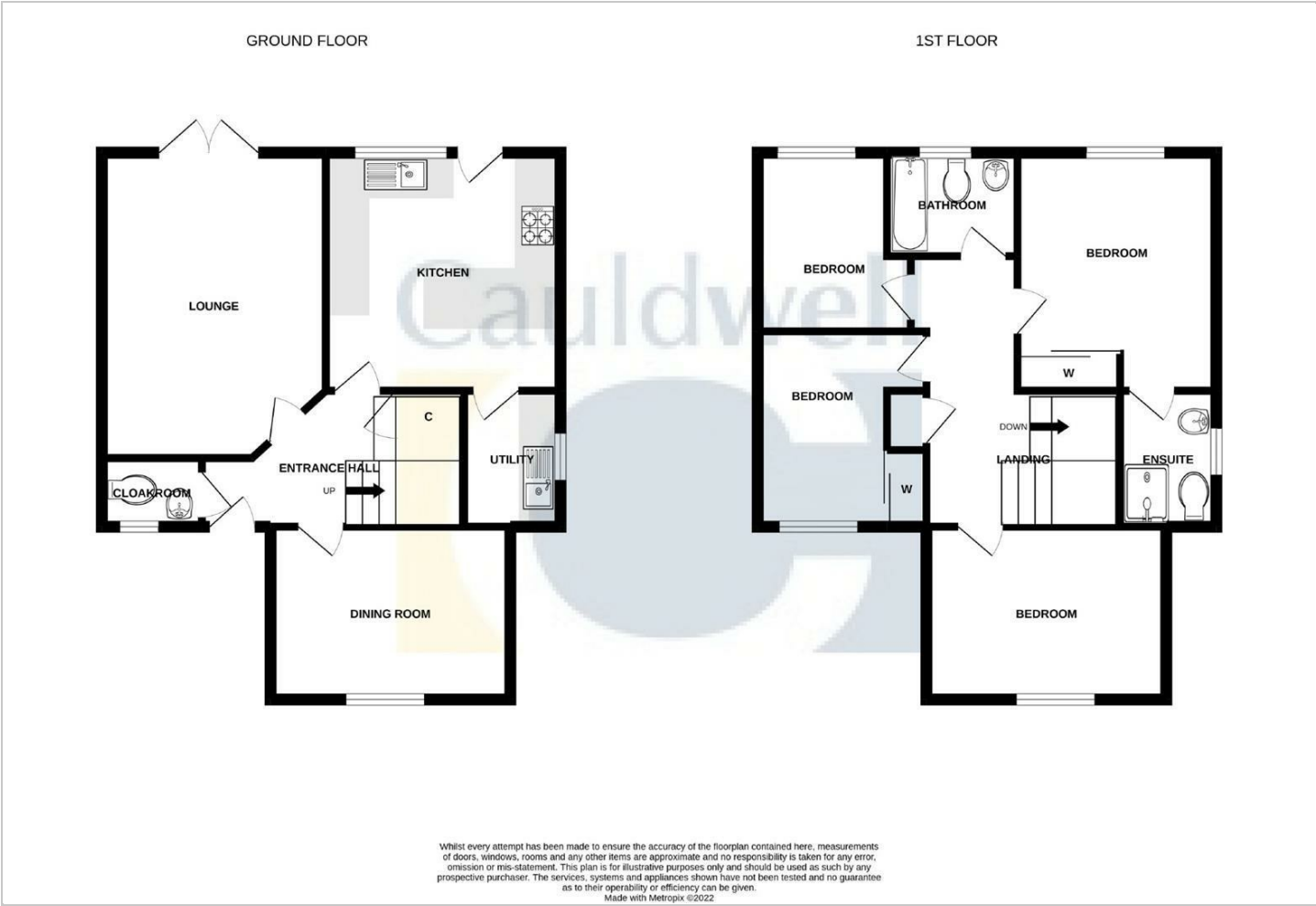
Hybrid Map



Terrain Map



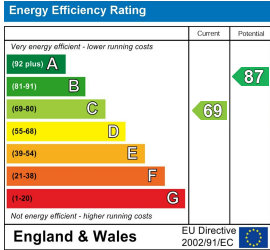
Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.