Cauldwell

PROPERTY SERVICES

16 Brendon Court, Milton Keynes, MK4 1DH

Offers Over £430,000

CAULDWELL are delighted to offer to offer for sale this four bedroom detached family home with no upward chain, situated in the highly desirable area of Furzton. This wonderful property briefly comprises; entrance hall, downstairs cloakroom, living room, dining room, conservatory, kitchen/breakfast room, inner lobby,. Upstairs there is a two piece en-suite shower room, four bedrooms and a family bathroom. Outside there are front and rear gardens, single garage with electric door and driveway. Council tax band D. Energy rating: C

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. Furzton 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 which overlooks it and will soon be home to an adventure golf course and café. 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 takeaway, Pharmacy, Doctors and a Dentist. The southern shopping area also has a fish and chip shop, tanning salon, local shop and a Community Centre.

ENTRANCE HALL
Double glazed window to side aspect. Stairs to first floor. Radiator. Doors to living room, kitchen and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM
Frosted double glazed window to front aspect. Two piece suite comprising low level wc and a wash hand basin in a vanity unit.

LIVING ROOM 15'7" x 13'0" (4.772 x 3.978)
Double glazed window to front aspect. Feature brick fireplace. Radiator. Coving to ceiling. Radiator. Door to dining room.

DINING ROOM 11'4" x 9'4" (3.478 x 2.866)
French doors to lean to/conservatory. Coving to ceiling. Radiator. Leading to kitchen

LEAN TO/CONSERVATORY 10'2" x 7'4" (3.114 x 2.244)
Door to rear garden

KITCHEN/BREAKFAST ROOM 11'4" x 10'10" (3.468 x 3.32)
Double glazed window to rear aspect. Fitted with a range of wall and base units with worktops incorporating a sink with mixer tap. Space for cooker. Plumbing for washing machine. Storage cupboard. Breakfast bar. Wall mounted boiler. Coving to ceiling. Door to inner lobby.

INNER LOBBY
Door to front and rear garden

FIRST FLOOR LANDING
Double glazed window to side aspect. Radiator. Airing Cupboard. Coving to ceiling. Access to loft. Doors to all rooms.

BEDROOM ONE 10'4" x 9'9" (3.165 x 2.986)
Double glazed window to front aspect. Built in wardrobes. Built in cupboard. Radiator. Door to en-suite

TWO PIECE EN-SUITE

BEDROOM TWO 12'6" x 7'4" (3.83 x 2.257)
(plus door recess) Double glazed window to rear aspect. Radiator. Fitted wardrobes.

BEDROOM THREE 10'2" x 9'0" (3.109 x 2.758)
Double glazed window to front aspect. Radiator. Wardrobe.

BEDROOM FOUR 8'9" x 6'5" (2.669 x 1.981)
Double glazed window to rear aspect. Radiator

FAMILY BATHROOM
Frosted double glazed window rear aspect. Three piece suite comprising panelled bath, low level wc and a wash hand basin. Tiled. Radiator.

REAR GARDEN
Enclosed. Mainly laid to lawn with patio areas. Flower and shrub borders. Door to garage

GARAGE
Up and over door with power and light. Window to rear aspect. Door to rear garden.

COUNCIL TAX BAND
Council tax band C. Sourced from http://cti.voa.gov.uk/cti/inits.asp

2. Vendor Approval
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.

1. Measurements
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.

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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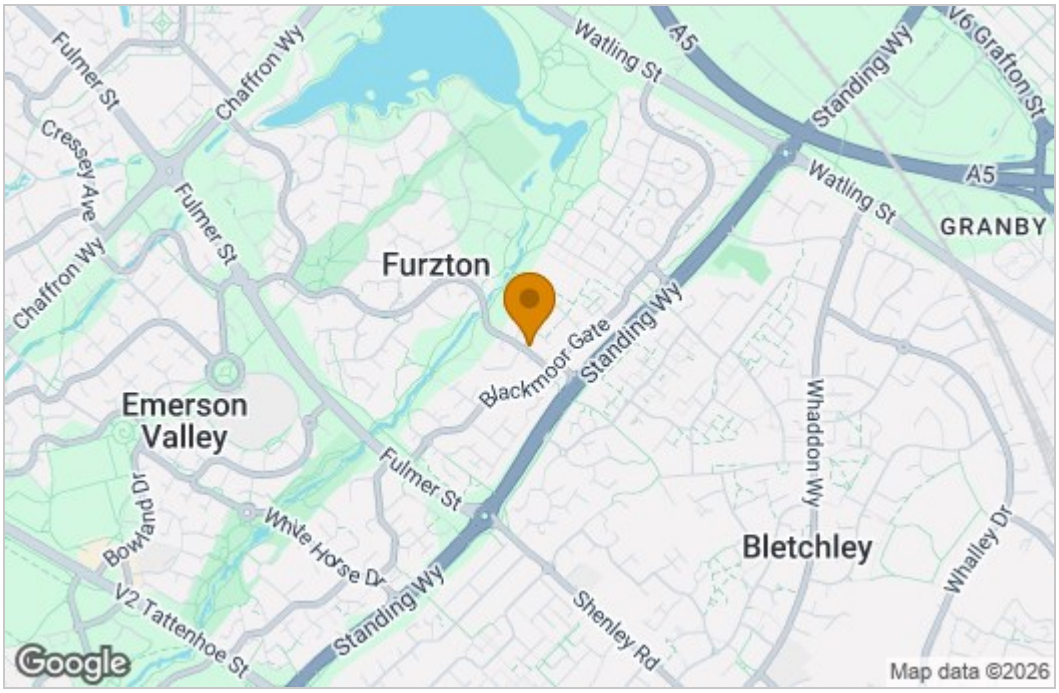
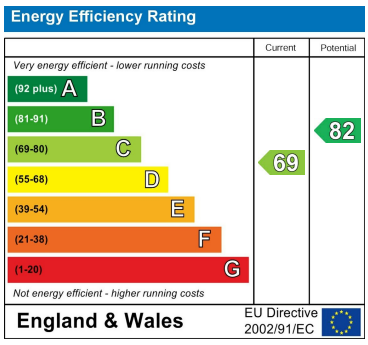
Area Map



Energy Efficiency Graph



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