



# Cauldwell

PROPERTY SERVICES



## 25 Gabriel Close, Milton Keynes, MK7 8HA

**£292,500**

Situated on a generous corner plot in the desirable Brownswood area, this well-presented two-bedroom semi-detached home offers excellent living space both inside and out.

The ground floor comprises a spacious living room that flows seamlessly into a bright and airy kitchen/diner, spanning the width of the property and opening directly onto the rear garden – perfect for modern family life and entertaining.

Upstairs, there are two well-proportioned double bedrooms, both with built-in storage, served by a stylish refitted family bathroom.

Externally, the property enjoys a generous secluded rear garden, a neat front garden, and the additional benefit of a garage with driveway parking to the side.

The location is ideal, offering easy access to Kingston Retail Park, the M1 motorway, and mainline train stations, making it a superb choice for first-time buyers, small families, or commuters seeking excellent transport links.

Energy Rating: D  
Council Tax Band: C

## **ENTRANCE**

Entranced through front door into entrance porch. Door to living room.

## **LIVING ROOM 13'3" x 13'9" (4.06 x 4.20)**

Measurements include under stair recess, Stairs to first floor. Double glazed window to the front. two radiators. Coving to textured ceiling. Door to kitchen dining room.

## **KITCHEN DINING ROOM 7'8" x 13'8" (2.36 x 4.17)**

Fitted kitchen fitted with a range of wall and base units. Work surfaces incorporating a stainless steel sink and drainer with mixer tap. Built in oven, four ring gas hob with extractor. Plumbing for washing machine, space for fridge freezer. Wall mounted boiler. Double glazed window to the rear. Splash back tiles. Double glazed door to the rear, Radiator. Coving to a textured ceiling.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Radiator.

## **BEDROOM ONE 10'7" x 13'1" (3.25 x 3.99)**

Double glazed window to the front. Radiator. Measurements up to a double door built in cupboard. Coving to textured ceiling.

## **BEDROOM TWO 6'9" x 10'4" (2.08 x 3.17)**

Double glazed window to the rear. Radiator. Coving to a textured ceiling. Loft access.

## **FAMILY BATHROOM**

Three piece suite. Panelled bath with a stainless steel mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap and splash back tile and soft close cupboard surround. Radiator. Frosted double glazed window to the rear.

## **REAR GARDEN**

Generous and secluded rear garden laid mainly to lawn. Patio area. Wooden fence panel surround. Outside tap. Service door to single garage.

## **FRONT**

Hardstanding driveway leading to single garage. Gravel front garden. Path leading to front door. Storm porch.

## **GARAGE**

Up and over door. Power and light.

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.

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, 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.

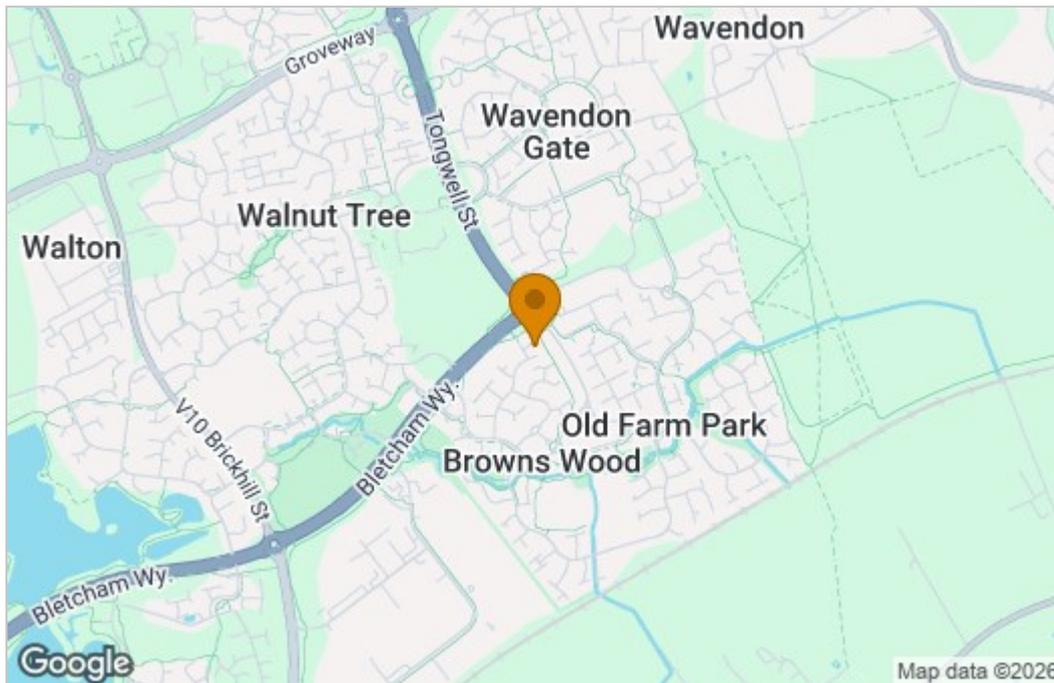
# Floor Plan



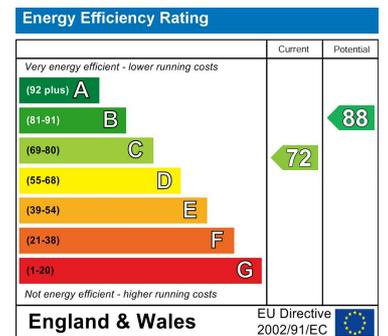
TOTAL FLOOR AREA : 538sq.ft. (50.0 sq.m.) approx.

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.  
Made with Metropix 62025

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.