



## 18 Bridgewater Close, Milton Keynes, MK10 7JH

**£375,000**

CAULDWELL are delighted to offer for sale this well presented three bedroom semi detached home, situated within the sought after Brooklands area of Milton Keynes. The accommodation briefly comprises; entrance hall, living room, kitchen/dining room, internal lobby and a downstairs cloakroom. To the first floor there are three well proportioned bedrooms and a family bathroom. Outside benefits include front and rear gardens along with a substantial driveway providing ample off road parking to the front and side of the property. The property also benefits from double glazing and gas to radiator heating.

Brooklands is one of Milton Keynes' most popular modern developments, perfectly positioned on the eastern side of the city with excellent access to the M1 motorway via Junctions 13 and 14, making it ideal for commuters. The area offers a wealth of local amenities including parks, scenic walkways, children's play areas and nearby shopping facilities. Kingston District Centre is within easy reach offering Tesco Extra, Boots, Costco, restaurants and additional retail outlets. Brooklands is also well placed for reputable local schooling and provides convenient access to Central Milton Keynes railway station and shopping centre.

Council tax band: C  
Energy rating: B

## **ENTRANCE HALL**

Entrance door. Stairs to first floor. Door to living room.

## **LIVING ROOM 14'8" x 11'5" (4.48 x 3.50)**

Double glazed window to front. Radiator. Skimmed ceiling.

## **KITCHEN/DINING ROOM 15'1" x 9'11" (4.61 x 3.04)**

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Built in oven, four ring hob and extractor. Plumbing for washing machine. Space for fridge freezer. Radiator. Skimmed ceiling. Double glazed window to rear.

## **INNER HALL WAY**

Door to cloakroom and rear garden. Radiator.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Loft access.

## **BEDROOM ONE 9'8" x 11'6" (2.95 x 3.51)**

Built in cupboard. Two double glazed windows to front. Skimmed ceiling.

## **BEDROOM TWO 13'10" x 7'6" (4.24 x 2.3)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 9'11" x 7'2" (3.03 x 2.19)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling.

## **REAR GARDEN**

Laid mainly to lawn with wooden fence surround. Patio area. Gated side access. Outside shed. Outside lighting.

## **FRONT GARDEN**

Laid to lawn with path to front door. Block paved driveway to side. Parking for two vehicles.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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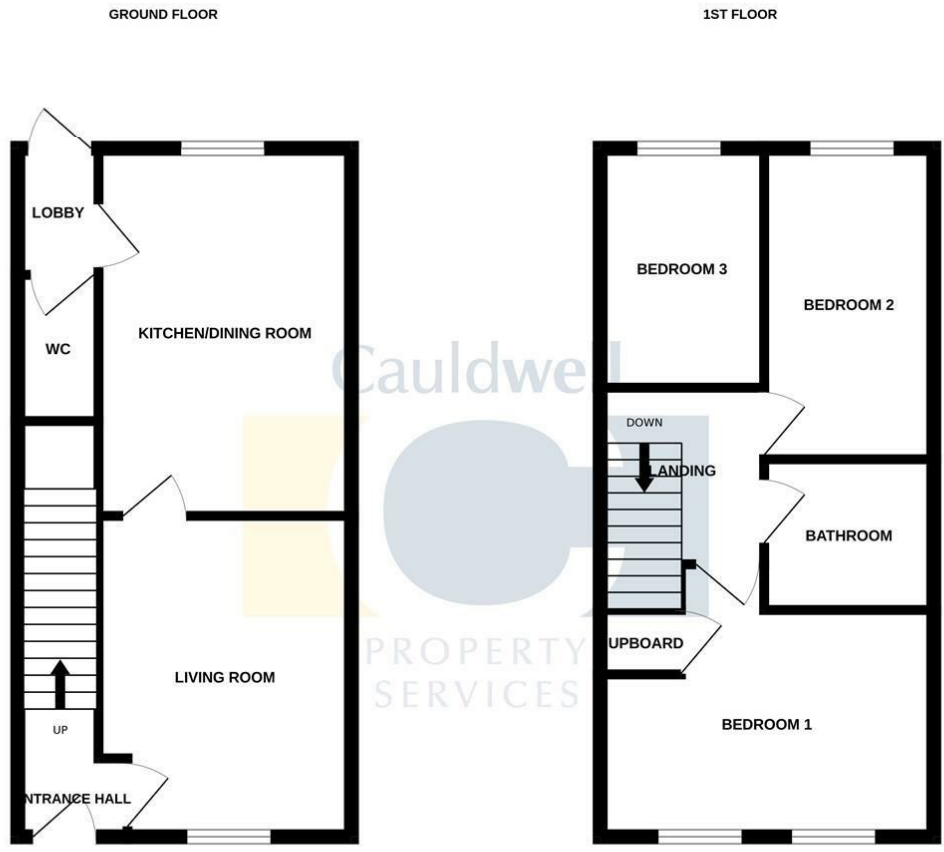
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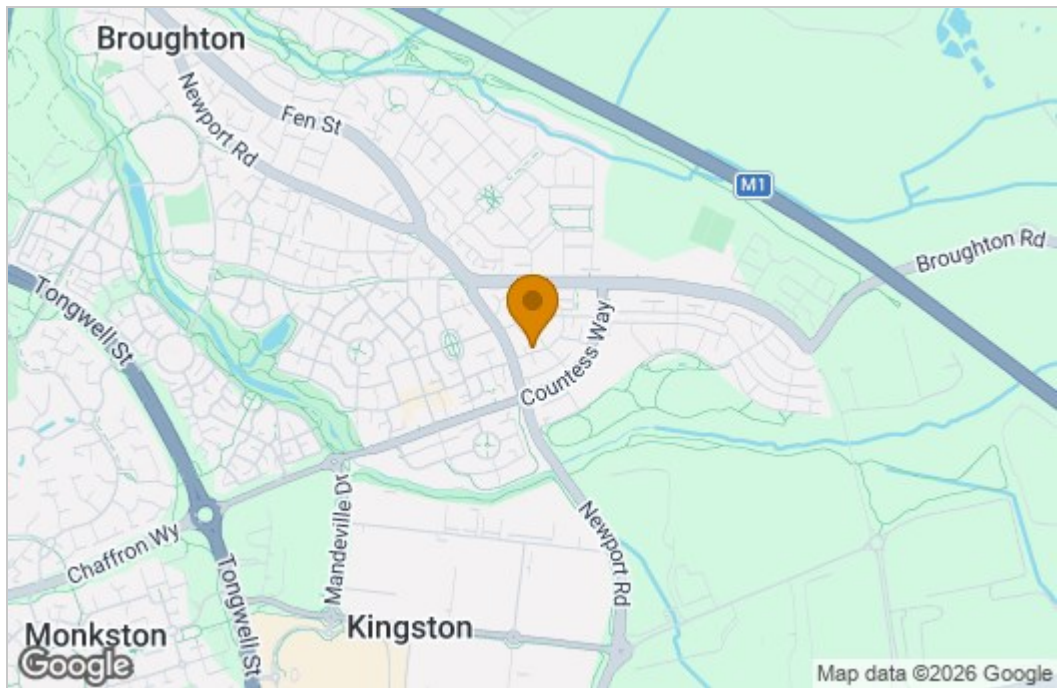
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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