

To arrange a viewing  
please call 01908 675747

This IMMACULATELY PRESENTED PROPERTY benefits from an UPGRADED KITCHEN, DOWNSTAIRS CLOAKROOM, SINGLE GARAGE, THREE DOUBLE BEDROOMS AND A STUNNING MASTER BEDROOM WITH EN-SUITE. All located in the HIGHLY SOUGHT AFTER LOCATION of BROOKLANDS with a OUTSTANDING RATED SCHOOL NEARBY and CLOSE PROXIMITY TO THE M1.

This is not to be missed!!

In further detail this semi detached property features a entrance hall, cloakroom, kitchen and lounge/diner to the ground floor, On the first floor is bedroom 2, bedroom 3 and four piece bathroom with the top floor featuring a large master bedroom with en-suite. To the side is a single garage and driveway parking and to the rear is a private garden.

- EN-SUITE TO MASTER
- DOWNSTAIRS CLOAKROOM
- SINGLE GARAGE
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- FITTED WARDROBES
- 6 YEARS NHBC WARRANTY
- CLOSE PROXIMITY TO THE M1

### LOCATION: Brooklands

Brooklands is one of the newer developments in MK, set in a fantastic location on the edge of the city. It offers the balance of lakes and peaceful open spaces, yet is close enough to the heart of Milton Keynes, to allow residents to enjoy the excellent transport and amenities the city has to offer. A new town square has been built in Brooklands, with shops, cafés and restaurants, and Brooklands Ridge offers green space with panoramic views & carefully designed landscaped pathways.

### GROUND FLOOR

Entrance Hall

Kitchen

Living/dining room

### FIRST FLOOR

Bedroom 2

Bedroom 3

### SECOND FLOOR

Master Bedroom

En-Suite

OUTSIDE



To arrange a viewing  
please call 01908 675747



Garage

Driveway



To arrange a viewing  
please call 01908 675747

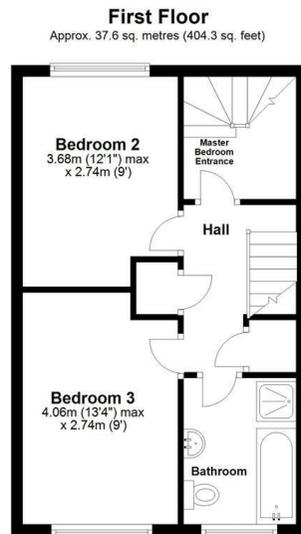
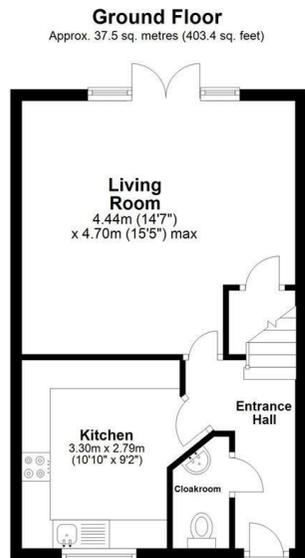


To arrange a viewing  
please call 01908 675747

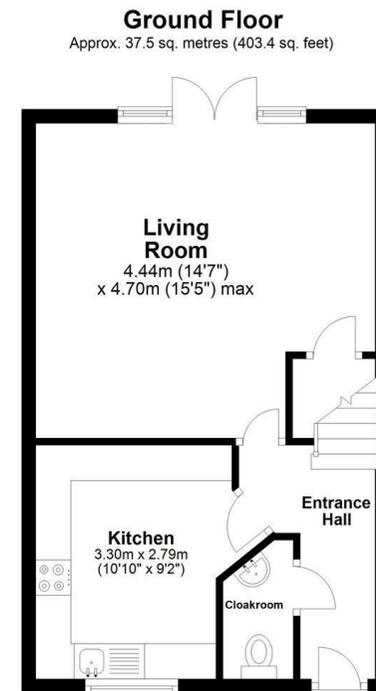


To arrange a viewing  
please call 01908 675747





Total area: approx. 103.9 sq. metres (1118.1 sq. feet)

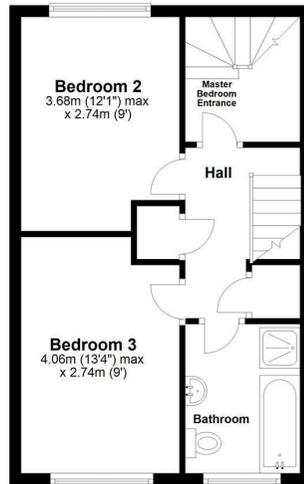


Total area: approx. 103.9 sq. metres (1118.1 sq. feet)

To arrange a viewing  
please call 01908 675747

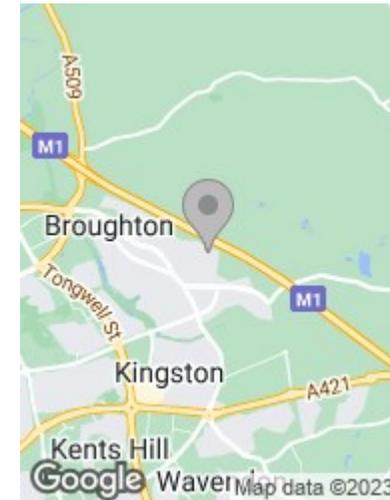
**First Floor**

Approx. 37.6 sq. metres (404.3 sq. feet)



**Second Floor**

Approx. 28.8 sq. metres (310.4 sq. feet)



**Energy Efficiency Rating**

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

**Draft Details**

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

**Mortgage Information**

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

**Property Valuations**

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

**Viewing Arrangements**

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

