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To arrange a viewing  
please call 01908 675747

EXTENDED TO THE REAR, This FAMILY HOME consists of a SEPARATE SNUG/SITTING ROOM, NEWLY FITTED KITCHEN, EXTENDED LOUNGE/DINER and DRIVEWAY PARKING for MULTIPLE VEHICLES.

In further detail this property comprises of an entrance hall, snug, lounge/diner, kitchen and downstairs cloakroom to the ground floor. Upstairs consists of a master bedroom, bedroom two, bedroom three, bedroom four and a family bathroom with a three piece suite. To the rear is a private rear garden with side access. To the front is driveway parking for several vehicles.

- Snug/Sitting Room
- Private Rear Garden
- Downstairs Cloakroom
- Integral Garage
- Close Proximity To CMK
- Extended to the Rear

## LOCATION: BRADVILLE

Bradville is a residential area situated to the North of Milton Keynes. Local centre facilities are nearby in New Bradwell, where you can find a supermarket and other stores. There is also a large health centre at Stantonbury, a meeting place, sports & social club and allotments. A popular walk along the Grand Union Canal runs through Bradville, with many play parks in the area.

## ENTRANCE HALL

### SNUG

15'8" x 12'9"

### KITCHEN

17'9" x 8'11"

### LOUNGE/DINER

16'11" x 15'10"

### DOWNSTAIRS CLOAKROOM

### FIRST FLOOR LANDING

### MASTER BEDROOM

17'10" x 7'10"

### BEDROOM TWO

15'10" x 8'11"

### BEDROOM THREE

12'11" x 8'11"



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**BEDROOM FOUR**

10'5" x 6'11"

**BATHROOM**

**REAR GARDEN**

**INTEGRAL GARAGE**

**DRIVEWAY PARKING**

**TENURE**

Freehold



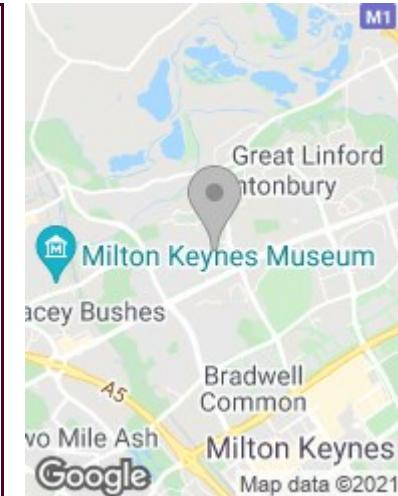
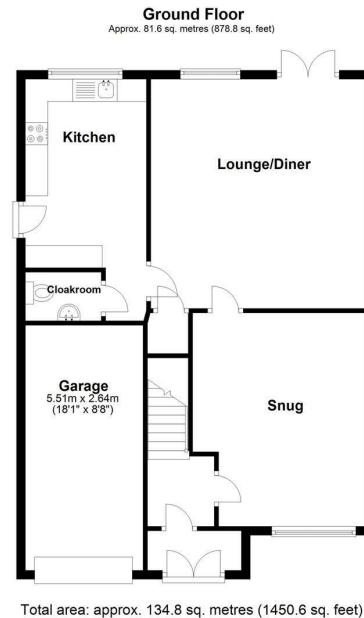
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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

