





Guide Price
£600,000

Located in Brooklands in east Milton Keynes, is this four-bedroom detached family home. On entry you are greeted by an entrance hall, sitting room, a spacious kitchen/breakfast room, a utility room, downstairs cloakroom and study. The first floor accommodation comprises of four bedrooms with an en-suite to main and a family bathroom. The property also boasts a fully-enclosed rear garden, a garage and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to lounge, kitchen and cloakroom, storage cupboard, radiator.

CLOAKROOM

UPVC double glazed window to the front, pedestal wash hand basin, low level WC, tiled floor.

LOUNGE

Two radiators, UPVC double glazed bay window to the front, television point, LVT flooring.

KITCHEN/DINER

Two radiators, UPVC double glazed window and door to the rear, two radiators, television point. Fitted with a range of base and eye level units with work surface over, one and a half bowl stainless steel sink unit with mixer tap over, oven and hob with extractor hood over, integrated fridge freezer, integrated dishwasher, doors to utility and garage.

STUDY

UPVC double glazed window to the front, radiator, LVT flooring.

UTILITY

UPVC double glazed frosted door to rear, space for tumble dryer, , space for washing machine, single drainer stainless steel sink unit with mixer tap over, door to garden, wall-mounted boiler.

LANDING

Doors to bedrooms and bathroom, radiator, UPVC double glazed window to the side.

BEDROOM ONE

UPVC double glazed window to the front, radiator, two built-in wardrobes with rail and shelving, television point.

EN-SUITE

UPVC double glazed window to the side, radiator, pedestal wash hand basin, part tiled walls, fully tiled shower cubicle, low level WC with push button flush, wood effect laminate flooring.

BEDROOM TWO

Two UPVC double glazed windows to the rear, radiator.

BEDROOM THREE

Two UPVC double glazed windows to the front, radiator.

BEDROOM FOUR

UPVC double glazed window to the rear, radiator.

BATHROOM

UPVC double glazed window to the rear, heated towel rail, part tiled walls, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC with push button flush, tiled floor, fully tiled shower cubicle.

OUTSIDE

GARAGE/PARKING

Single garage with up and over door. Driveway parking for two vehicles.

FRONT GARDEN

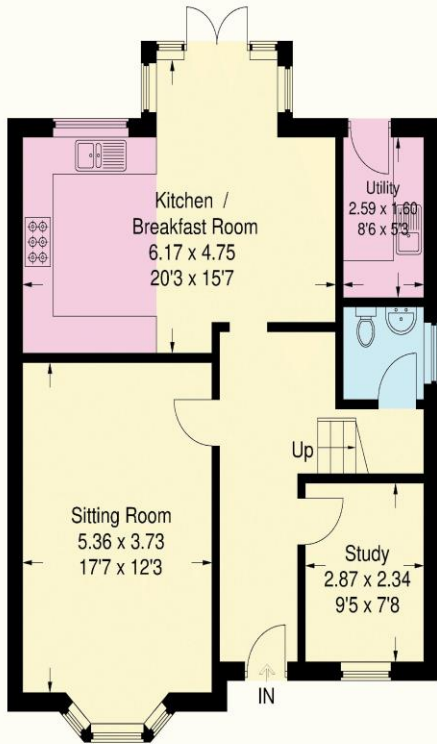
Front gated access, flower and shrub border, gated side access, laid to lawn, path to front door.

REAR GARDEN

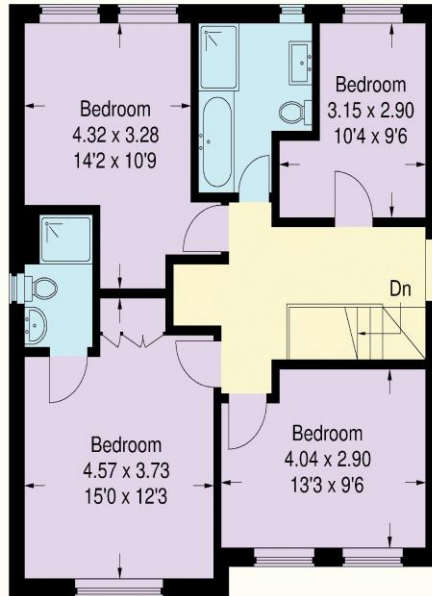
Laid to lawn, enclosed by timber fence panelling, rear gated access.

Courageous Way

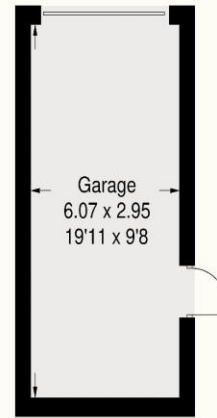
Approximate Gross Internal Area
Ground Floor = 73.6 sq m / 792 sq ft
First Floor = 69.4 sq m / 747 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 161.3 sq m / 1,736 sq ft



Ground Floor




First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(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 	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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