



Bradwell Road, Loughton, Milton Keynes, MK5 8AJ

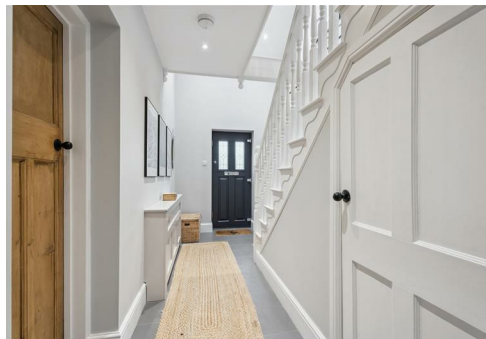
14 Bradwell Road, Loughton
Loughton
Milton Keynes
Buckinghamshire
MK5 8AJ

Offers In Excess Of £650,000

This outstanding, extended four bedroom semi detached home is situated in the popular location of Loughton. The accommodation is spread over two floors, and offers a lovely contemporary, open plan feel on the ground floor with a well designed first floor offering four bedrooms with an en-suite to the master plus an attractive four piece family bathroom.

Originally built in the early 1900's, the current owners have made major improvements and remodeled this already lovely property into a home of real quality and space. The accommodation in full comprises, entrance hall, cloakroom, sitting room, kitchen/dining, snug and utility room. The first floor has four bedrooms, en-suite to the master and a the family bathroom. Situated on a generous plot, there is driveway parking for three vehicles and a mature rear garden.

- AN EXTENDED FOUR BEDROOM FAMILY HOME
- LARGE SITTING ROOM 22'5 X 14'7
- KITCHEN/DINING 19'2 X 15'1
- SNUG
- UTILITY ROOM & CLOAKROOM
- EN-SUITE TO MASTER
- STYLISH FOUR PIECE FAMILY BATHROOM
- GAS TO RADIATOR CENTRAL HEATING & DOUBLE GLAZED
- DRIVEWAY FOR THREE VEHICLES
- GENEROUS REAR GARDEN





Ground Floor

The property is entered via a part glazed door into the entrance hall which is full height with a Velux window to the front aspect. Tiled flooring. Understairs storage cupboard. Door to the kitchen/dining room. Door to the sitting room.

The sitting room is located to the front of the property with two double glazed windows with shutters to the front aspect. Fireplace with an inset log burner. Fitted storage units to either side. Full height built-in storage cupboard and a further ornamental fireplace. Open-plan to the snug which has bi-fold doors to the rear garden. Two Velux windows in the roof space. Reclaimed wood floorboards which extend into the kitchen/dining. From the snug you walk into the kitchen/dining which has extensively fitted in a range of framed units to wall and base levels with quartz worksurfaces over and an inset butler style sink. Range cooker with a gas hob and electric oven and extractor hood over. Integrated dishwasher. Space and plumbing for an American style fridge/freezer. Two double glazed windows overlooking the rear garden. Door to the utility room which is fitted in a range of units to wall and base levels. Plumbing for washing machine. Wall mounted gas combination boiler. Double glazed window to the side aspect. Fitted upright storage cupboard. Door to the cloakroom with a suite comprising low level w.c. and wash hand basin. Obscure double glazed window to the front aspect. Fitted storage cupboard.

First Floor Landing

The landing overlooks the entrance hall. Linen cupboard. Doors to all rooms.

The master bedroom is located to the rear with two windows overlooking the rear garden. Door to en-suite comprising low level w.c., wash hand basin and a walk-in double width shower. Obscure double glazed window to side aspect. Bedroom two has a double glazed window with shutters to the front aspect. Bedroom three is located to the rear of the property with a double glazed window overlooking the rear garden. Bedroom four has a built-in wardrobe and a window to the rear aspect.

The stylish family bathroom has a four piece suite comprising low level w.c., wash hand basin, a roll-top bath with claw feet, and a double width shower cubicle. Heated towel rail/radiator. Obscure double glazed window to the front aspect.

Gardens

The front of the property has a gravel driveway offering off-road parking for three vehicles. Gated side access leads to a generous size rear garden which has a large paved seating area spanning the width of the property. Further under-cover seating area. Mainly laid to lawn. Flower and shrub borders. Open wood store. Brick-built storage shed. Outside tap.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band C.

Location - Loughton

Loughton is arguably one of the most sought after areas in Milton Keynes. It comprises mainly residential dwellings some dating back hundreds of years, and amongst them some of the highest in value in Milton Keynes. It encompasses the historic village of Loughton along with some stunning parkland and the popular Loughton Equestrian Centre offering riding lessons and livery. It has two local schools, plus two public houses/ popular restaurants. Loughton is particularly popular with commuters being close to CMK railway station with trains to London Euston and the North. The fastest trains to Euston take just 30 minutes. The property is under a mile walk from the station through attractive parkland, which will save the stress and considerable cost of parking for commuters. CMK shopping centre is a reasonable walk or short bus/car journey away. There are plenty of lake and riverside walks close by. With a short visit to Loughton it is easy to see why it is one of Milton Keynes premier locations.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

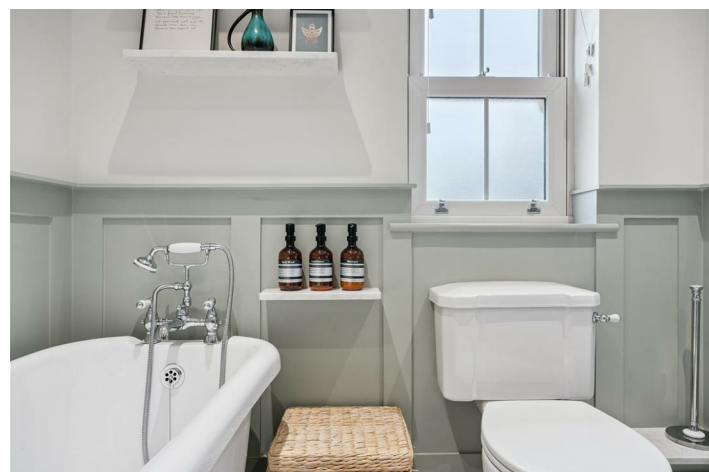
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

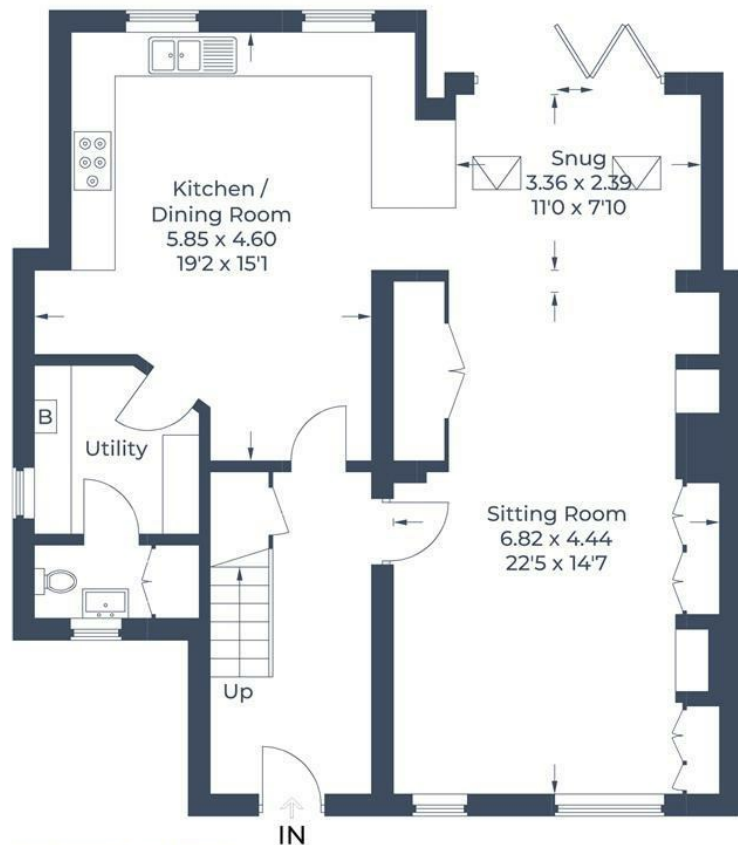
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



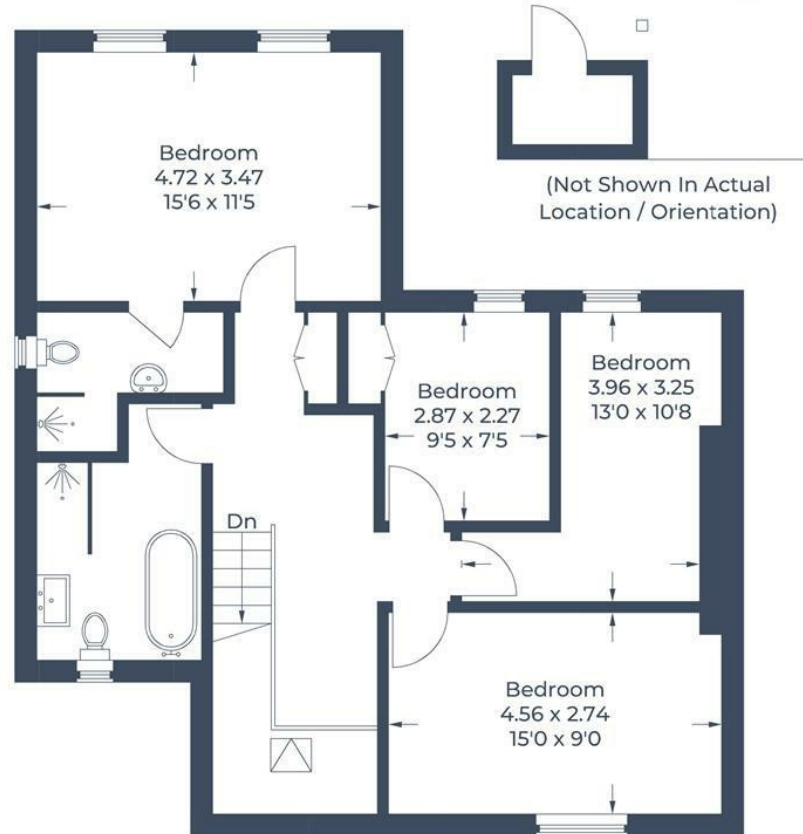




Approximate Gross Internal Area
 Ground Floor = 86.0 sq m / 926 sq ft
 First Floor = 75.7 sq m / 815 sq ft
 Outbuilding = 1.6 sq m / 17 sq ft
 Total = 163.3 sq m / 1,758 sq ft

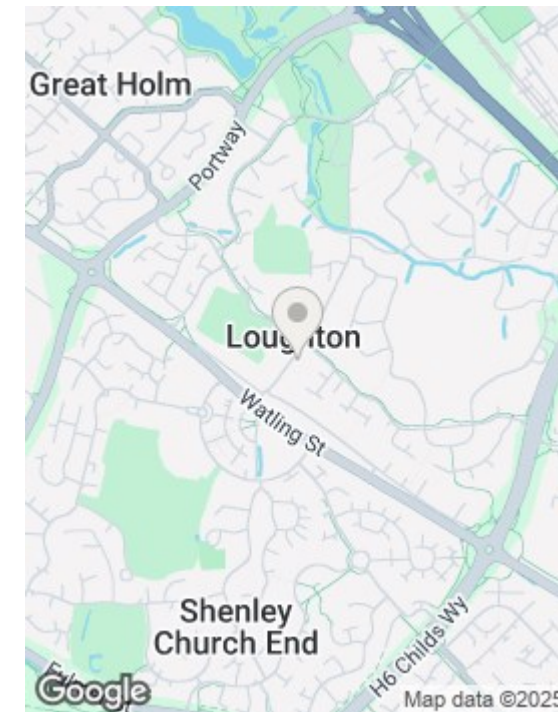


Ground Floor



First Floor

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 measurements are approximate, not to scale.
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Viewing Arrangements

By appointment only via Fine & Country.
 We are open 7 days a week for your convenience



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	81
		EU Directive 2002/91/EC	

