Cauldwell

PROPERTY SERVICES









206 Fen Street, Milton Keynes, MK10 7EU

£365,000

Cauldwell are delighted to offer for sale this beautifully presented three double bedroom townhouse, situated within the highly sought-after Brooklands development.

The well-proportioned accommodation is arranged over three floors and briefly comprises an entrance hall, fitted kitchen with a range of wall and base units, and a spacious 15ft open-plan living and dining room, providing an ideal space for both relaxing and entertaining.

The upper floors offer three generous double bedrooms, including an impressive 19ft principal bedroom with an en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from well-maintained front and rear gardens, along with a double carport with parking for multiple vehicles.

Brooklands is a popular modern development located within easy reach of Kingston District Centre, which offers an excellent selection of shops, supermarkets, restaurants and leisure facilities. The area also benefits from a variety of local parks, green spaces and walking routes, making it ideal for families and dog walkers.

ENTRANCE
Entrance through front door into hall. Stairs leading to first floor. Door leading to cloakroom. Door to kitchen and door to living/dining room.

LIVING/DINING ROOM 15'5" x 14'7" (4.72 x 4.46)
Double glazed French doors with double glazed windows either side to the rear.

KITCHEN 10'9" x 8'4" (3.29 x 2.55)
Double glazed window to the front. fitted kitchen. Fitted with a range of wall and base unit with work surfaces incorporating a stainless steel sink and drainer with mixer tap Built in oven, four ring gas hob and stainless steel exactor hood. Space for fridge freezer. Built in dishwasher. Skimmed ceiling with inset lighting. Concealed wall mounted boiler.

FIRST FLOOR HANDING
Doors leading to bedrooms two and three, family bathroom and door to inner hallway, storage cupboard. Airing cupboard.

BEDROOM TWO 9'0" x 13'3" (2.75 x 4.06)
Double glazed window to the front. Radiator. Skimmed ceiling.

BEDROOM THREE 8'8" x 12'3" (2.66 x 3.74)
Double glazed window to the front. Radiator,

FAMILY BATHROOM
Four piece suite. Tiled shower cubicle with wall mounted shower. Panelled bath with mixer tap. Low level wc, wash hand basin with mixer tap and splash back tile. Heated towel rial. Frosted double glazed window to the front. Skimmed ceiling,

INNER HALLWAY
Double glazed window to the rear. Stairs to second floor.

BEDROOM ONE 19'1" x 11'2" (5.82 x 3.41)
Measured into a restricted head hight. Double glazed window to the front. two double glazed skylights to the rear. Skimmed ceiling. Loft access. Door to ensuite.

ENSUITE
Double tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile. Heated towel rail. Shaver point, Extractor.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Wooden fence panel surround. Gated rear access. Patio area. Double carport parking for two vehicles.

FRONT
Front garden with gated access. Path leading to front door.

ESTATE FEE
There is a fee of £185pa for the estate charges, all information will be in the freehold management pack, which you will receive via solicitors once you have agreed a sale.

1. Measurements
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

3. Mortgage
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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4. Solicitors
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

5. Anti Money Laundering Verification checks
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,

this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

6. Photography

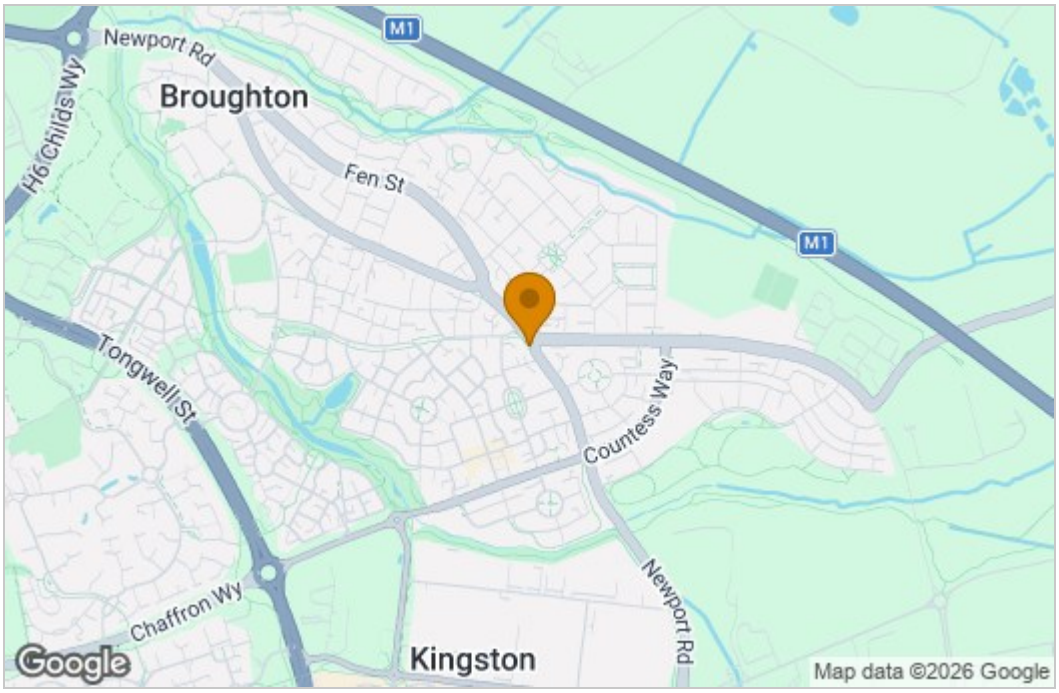
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

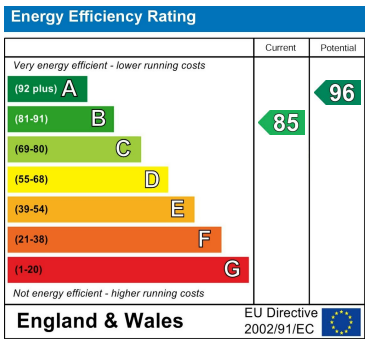


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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