



# Cauldwell

PROPERTY SERVICES



## 56 Brill Place, Milton Keynes, MK13 8LR

### £325,000

Spacious Three Bedroom End of Terrace Home – Bradwell Common, Milton Keynes

Cauldwell Property Services are pleased to offer for sale this well-presented three bedroom end of terrace home, ideally located in the convenient and central area of Bradwell Common, Milton Keynes.

This versatile property features a welcoming entrance hall, a downstairs cloakroom, a bright living room, separate dining room, and a well-appointed kitchen. A standout feature is the insulated roof conservatory, providing additional living space all year round — perfect as a family room, home office, or garden room.

Upstairs, the home offers three generously sized bedrooms, including a refitted en-suite to the principal bedroom, as well as a stylish refitted shower room.

Externally, the property benefits from a double width block-paved driveway to the front, providing ample off-road parking, and a fully enclosed rear garden, ideal for outdoor entertaining or family enjoyment.

Located within easy access to Central Milton Keynes, the mainline train station, and local amenities, this home offers the perfect blend of space, location, and practicality.

## **ENTRANCE HALL**

Entrance door. Stairs to first floor. Radiator. Double glazed window to side. Door to living room and cloakroom.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back, tiling. Radiator. Frosted double glazed window to front.

## **LIVING ROOM 11'7" x 14'1" (3.54 x 4.31)**

Double glazed window to front. Radiator. Coving to skimmed ceiling. Door to dining room.

## **DINING ROOM 8'10" x 7'1" (2.71 x 2.17)**

Understairs storage cupboard. Radiator. Sliding double glazed doors to conservatory. Arch to kitchen.

## **KITCHEN 7'4" x 8'8" (2.25 x 2.66)**

Fitted with a range of wall and base units with roll top worksurfaces incorporating a stainless steel sink drainer and mixer tap. Built in oven, four ring hob and stainless steel extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Double glazed window to rear.

## **CONSERVATORY 9'0" x 13'0" (2.75 x 3.98)**

Brick and UPVC double glazed construction with double glazed French doors to rear. Power and lighting. Insulated roof.

## **FIRST FLOOR LANDING**

Doors to all rooms. Double glazed window to side. Access to loft. Airing cupboard.

## **BEDROOM ONE 8'8" x 11'8" (2.66 x 3.56)**

Double glazed window to front. Radiator. Double door built in cupboard. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Tiled walls. Frosted double glazed window to front. Extractor. Radiator.

## **BEDROOM TWO 8'5" x 11'1" (2.58 x 3.39)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 8'9" x 6'0" (2.67 x 1.84)**

Double glazed window to rear. Radiator.

## **SHOWER ROOM**

Re-fitted suite comprising walk in tiled shower cubicle and wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Skimmed ceiling. inset lighting. Extractor. Heated towel rail.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with raised bedding area, wooden fence surround. Gated side access.

## **FRONT GARDEN**

Double width hardstanding driveway.

All measurements are approximate. 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.

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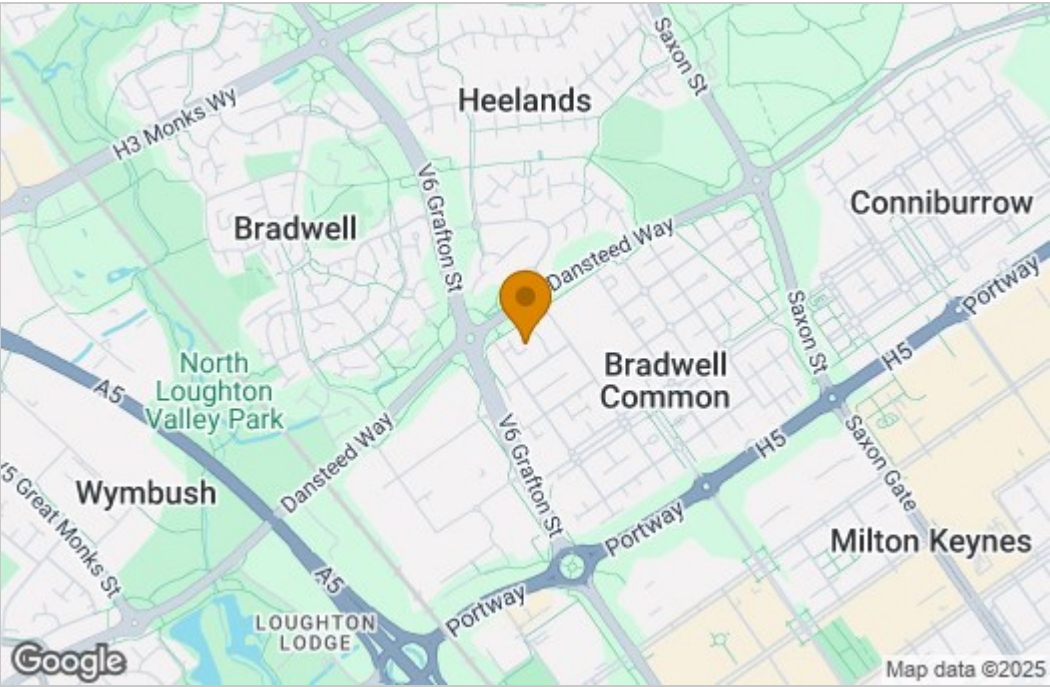


Floor Plan

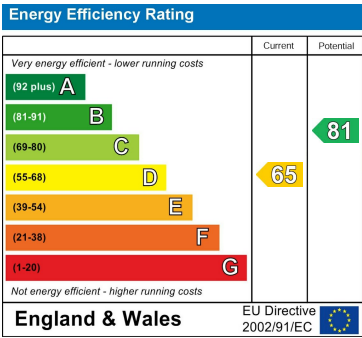


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Area Map



Energy Efficiency Graph



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