



12 Brindlebrook
Milton Keynes, MK8 8EU



William Coulson
Partnered With
Simpsons
Property Experts



"Perfectly Positioned!"

Nestled within a desirable cul de sac with a scenic setting to the rear elevation, this two bedroom detached property is perfectly positioned and benefits from a fantastic position with a car port!

Sought after residential location within walking distance of the local shops, schools and . Central Milton Keynes just a short drive away with excellent commuter rail links.

Inviting entrance hall with access to the kitchen, living/dining room and stairs rise to the first floor.

Beautifully appointed living/dining room in good decorative order, situated to the rear elevation with a gas fireplace and double doors lead into the conservatory.

Light and airy conservatory creating a fantastic social and flexible space featuring a host of windows and ample space for an additional seating.

Well-presented kitchen finished to a high standard after being tastefully modernised. The kitchen comprises a range of eye and base level units, a worktop with splashback, a stainless steel sink, an integrated electric oven with an electric hob and extractor hood over. The kitchen also benefits from an integrated dishwasher and fridge, freezer.

First floor landing with a window to the rear elevation with access to the loft hatch.

Two good sized bedrooms, both of which are double in size.

Bathroom featuring floor to ceiling tiling, a two piece suite to include a panel enclosed bath electric shower over.

Separate toilet to include a low level WC.

The rear garden is of an extensive size with scope to extended subject to planning. The garden a paved patio area ideal for seating and entertaining.

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Offers over £300,000

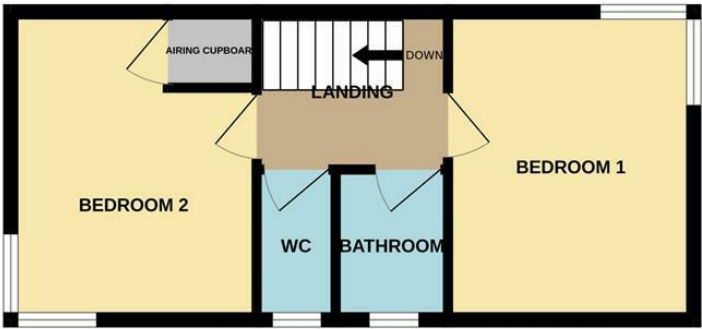
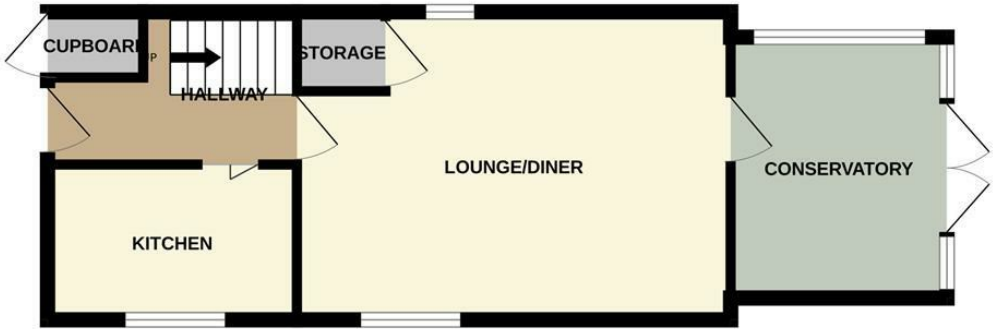


Detached Home
Substantial Rear Garden
Conservatory
Conservatory
Carport
Refitted Kitchen
Two Good Size Bedrooms
Popular Area




GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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