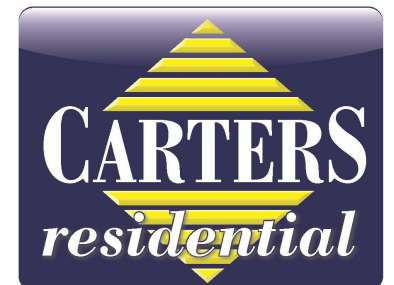




Berkshire Green, Shenley Brook End, MK5 7FL





11 Berkshire Green  
Shenley Brook End  
Shenley Brook End  
Buckinghamshire  
MK5 7FL

**£425,000**

**A 4 bedroom detached family home located in the very highly sought after popular area of Shenley Brook End in a popular school catchment.**

The property does require some updating and has been priced to reflect this. It has accommodation to comprise; entrance hall, lounge, dining room, kitchen, cloakroom and utility room on the ground floor. On the first floor there are four bedrooms -the master bedroom with en-suite and dressing area, and a family bathroom. Outside it has a garage, and front & rear gardens. The property is situated on a small private road, with just two other homes. and is situated adjacent to Long Meadow school, and a short walk to Shenley Brook End School.

Early viewing is recommended, and please bear in mind the house has been priced to reflect that it requires some updating.

- Detached Family Home
- Kitchen & Utility Room
- Cloakroom
- Separate Reception Rooms
- 4 Bedrooms
- En-suite & Dressing Area to Master Bedroom
- Garage
- Front & Rear Gardens
- Viewing Highly Recommended
- Sought After School Catchment







### Ground Floor

Enter via door into entrance hall. Stairs to first floor landing. Doors to kitchen, lounge and cloakroom.

The cloakroom has an obscure double glazed window to front aspect and a suite comprising low level w.c. and wash hand basin.

The lounge has a window to the front aspect and double doors to the dining room. The dining room has double doors to the rear garden and a door to the kitchen.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Plumbing for dishwasher. The utility room has a base unit with an inset sink/drain and plumbing for washing machine. Door to garage.

### First Floor

The landing has access to the loft and doors to all rooms.

The master bedroom is located to the rear and has an en-suite comprising low level w.c., wash hand basin and shower cubicle and a dressing area.

Bedrooms two and three are located to the front with bedroom two having a built-in wardrobe and bedroom four is located to the rear has a built-in wardrobe.

The family bathroom is located to the front and has a suite comprising low level w.c., wash hand basin and panel bath. Obscure glazed window to front aspect and airing cupboard.

### Heating

The property has gas to radiator central heating.

### Gardens

The front garden has a driveway providing

off-road parking and an area of lawn with planted borders.

The rear garden is laid to lawn and enclosed by timber fencing.

### Garage

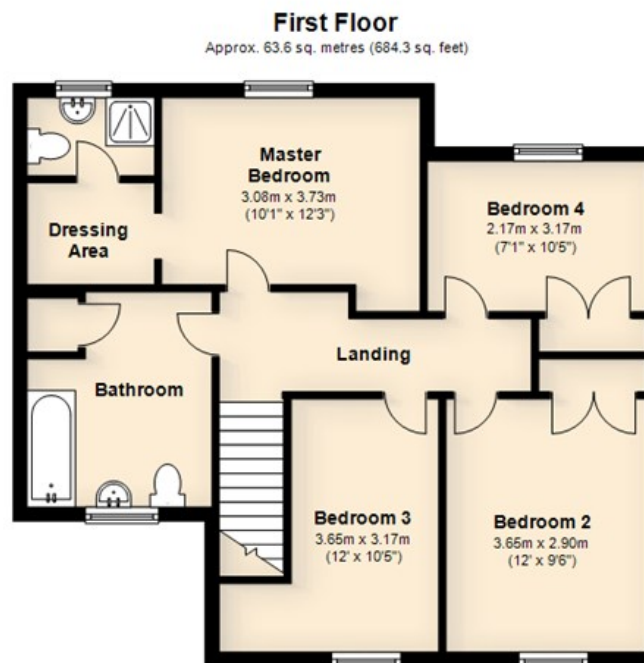
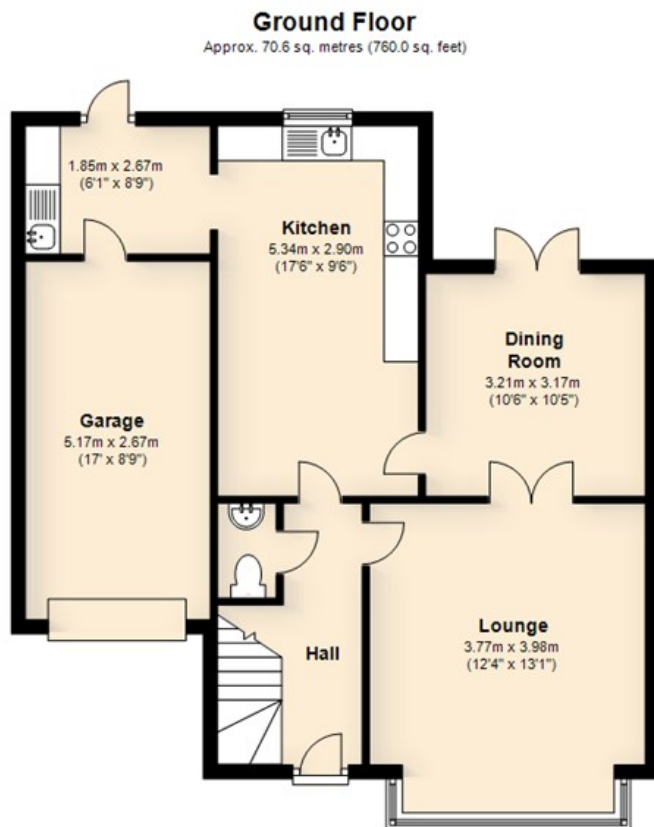
Attached garage with up and over door. Power and light connected.

### 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. Some items may be available subject to negotiation with the Vendor.







Total area: approx. 134.2 sq. metres (1444.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area usually includes all areas of accommodation shown on the plan including but excludes garages. 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.  
Plan produced using PlanUp.



### Viewing Arrangements

By appointment only via Carters.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

