

THOMAS CONNOLLY

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16 BROUGHTON
GROUND LANE,
BROOKLANDS, MILTON
KEYNES, MK10 7FJ

For Sale | Freehold | £490,000



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tbd

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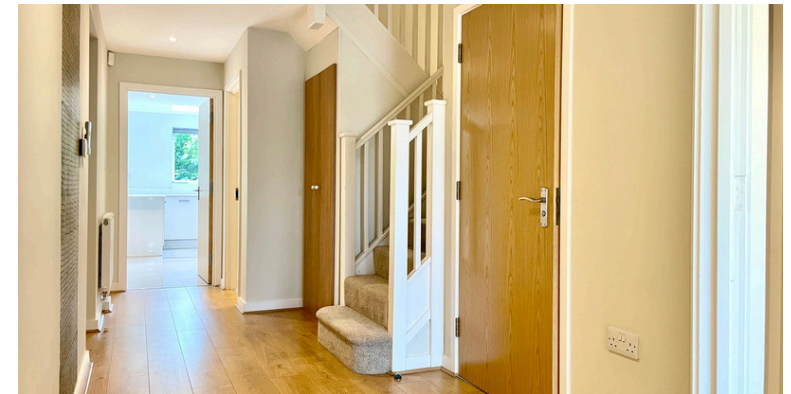
Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

Property Description

Thomas Connolly Estate Agents are delighted to offer for sale this well-presented four double bedroom semi-detached family home, situated in the ever-popular Brooklands area of Milton Keynes. Known for its excellent schools, green spaces, and outstanding transport links, Brooklands remains one of the most desirable locations on the east side of the city.

The ground floor accommodation comprises a welcoming entrance hall giving access to a study with striking floor-to-ceiling windows, a cloakroom, and a utility room. To the rear is a generous open-plan kitchen/dining room, featuring extensive work surfaces and French doors opening out onto the rear garden. The first floor offers a spacious sitting room with direct access to a balcony, creating a bright and versatile living space.

This floor also benefits from a well-proportioned double bedroom, a modern family bathroom, and the principal bedroom which includes built-in wardrobes and an en-suite shower room. The second floor completes the accommodation with two further double bedrooms served by a contemporary shower room.



16 BROUGHTON GROUND LANE, BROOKLANDS, MILTON KEYNES, MK10 7FJ

Location

Externally, the property enjoys a private rear garden, along with a carport providing off-road parking and additional storage space. The home is ideally located within Brooklands, a family-friendly area with a wide range of local amenities, including shops, cafes, and leisure facilities. The area is well-served by excellent schools and offers plenty of green spaces, parks, and lakes for outdoor activities. Commuters benefit from easy access to the A421, M1, and Milton Keynes Central train station, while community facilities such as libraries and local clubs contribute to a welcoming neighbourhood atmosphere.

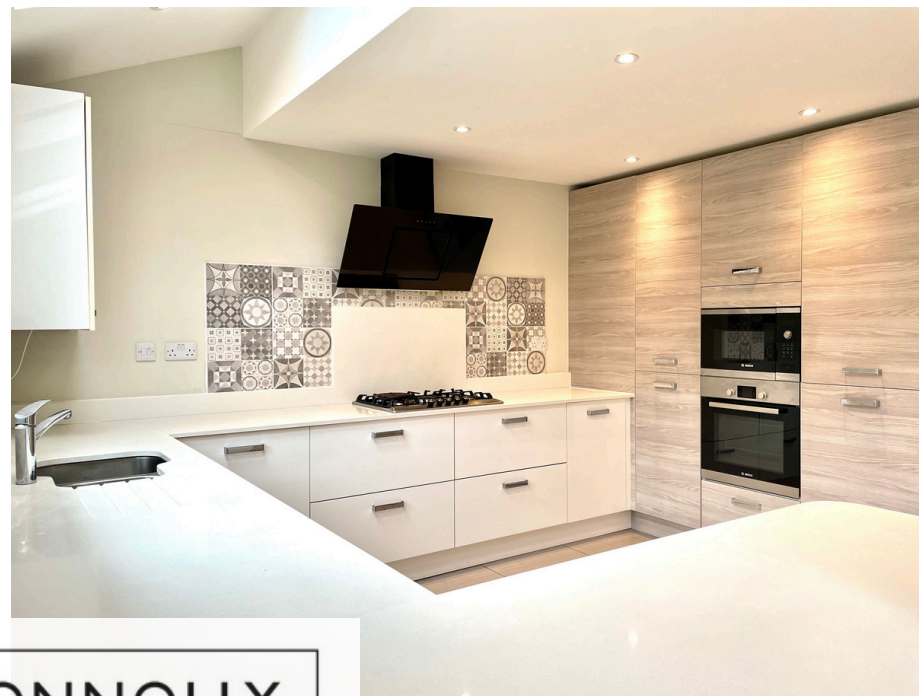


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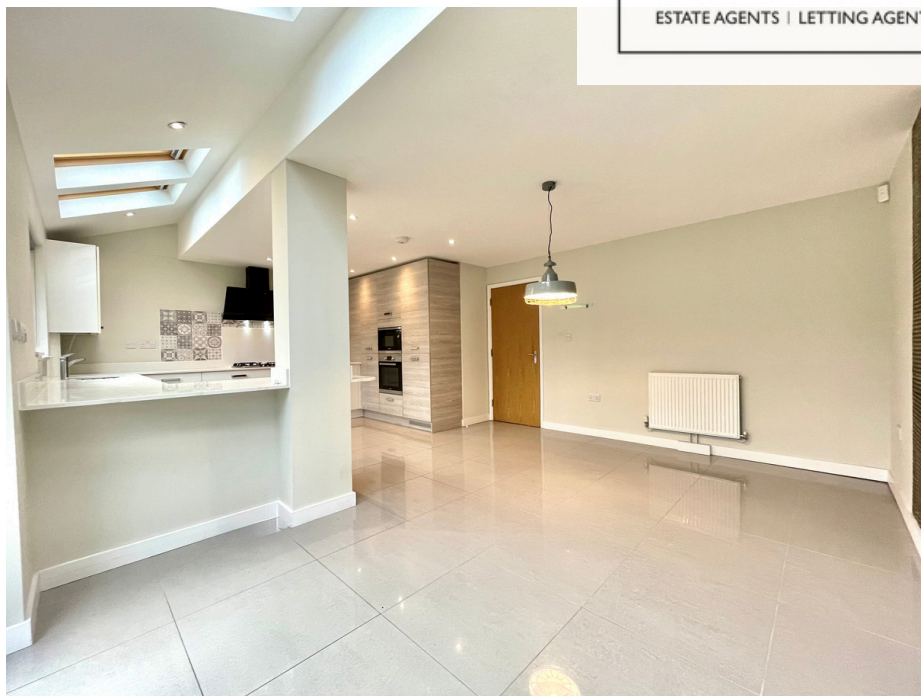
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Room Descriptions:

Entrance hall

Study

7' 3" x 12' 3" (2.21m x 3.73m)

Cloakroom

Kitchen / Dining room

21' 1" x 14' 9" (6.43m x 4.50m)

French doors to rear garden

Utility room

7' 4" x 6' 3" (2.24m x 1.91m)

First floor landing

Sitting room

21' 3" x 12' 6" (6.48m x 3.81m)

Balcony

Principle bedroom

9' 4" x 18' 3" (2.84m x 5.56m)

Built-in wardrobe

En-suite to principle bedroom

Family bathroom

7' 8" x 5' 2" (2.34m x 1.57m)

Bedroom four

11' 4" x 11' 3" (3.45m x 3.43m)

Second floor landing

Bedroom two

11' 4" x 12' 0" (3.45m x 3.66m)

Bedroom three

11' 4" x 11' 3" (3.45m x 3.43m)

Shower room

7' 5" x 5' 2" (2.26m x 1.57m)

Private rear garden

Carport

Driveway parking

Please note:

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect.

Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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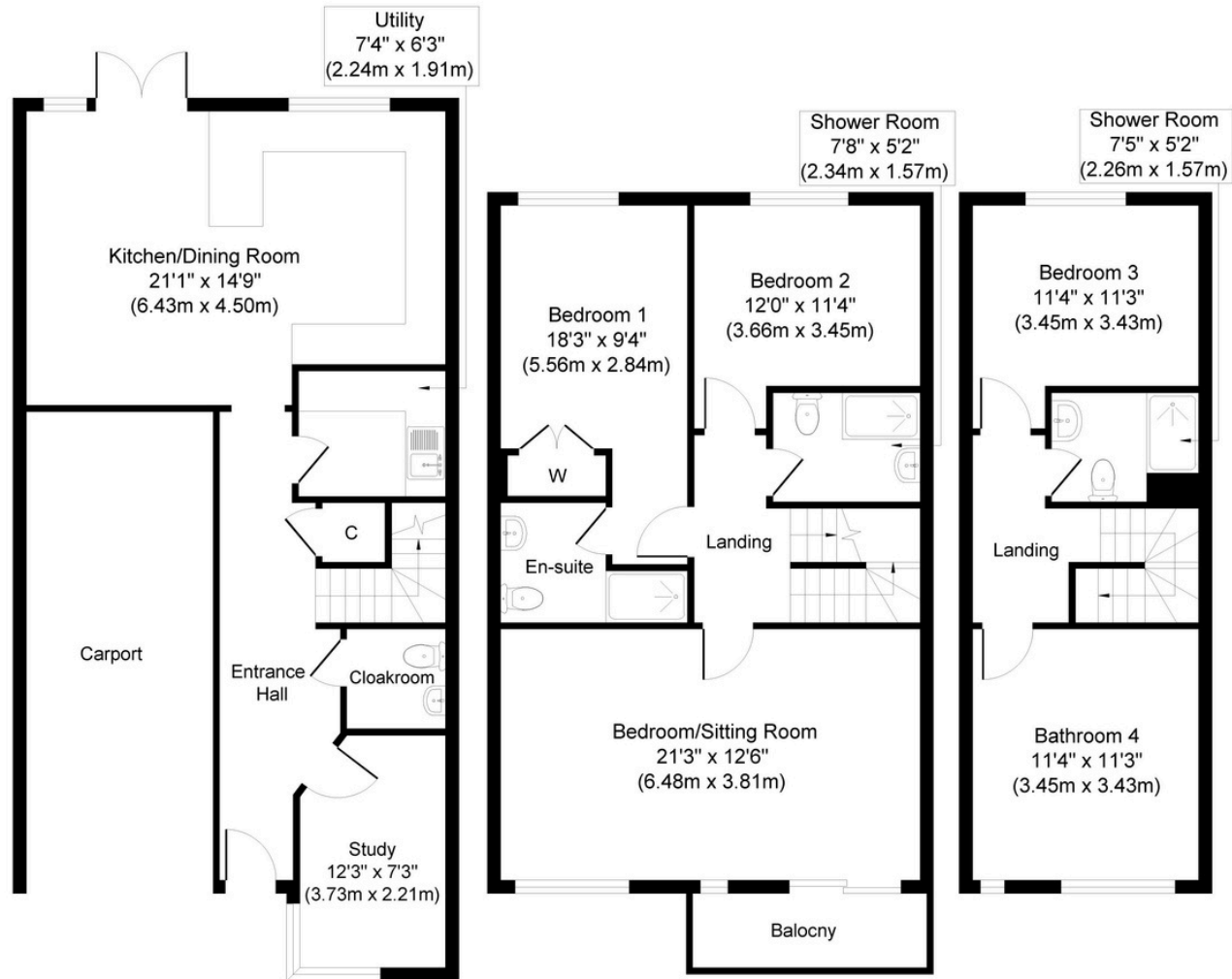
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Ground Floor
Approximate Floor Area
579 sq. ft
(53.82 sq. m)

First Floor
Approximate Floor Area
674 sq. ft
(62.58 sq. m)

Second Floor
Approximate Floor Area
363 sq. ft
(33.72 sq. m)

Approx. Gross Internal Floor Area 1616 sq. ft / 150.12 sq. m

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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