



Vanguard Circle
Brooklands
Milton Keynes
Buckinghamshire
MK10 7JB

Offers in Excess of £599,950

bettermove

Vanguard Circle Milton Keynes

Bettermove are proud to present this charming four bedroom detached house in Brooklands.

The property benefits from double glazing, gas central heating throughout and has a car port and garage providing off street parking. The council tax band is E.

The interior of this beautifully presented property comprises a study, utility room, one bedroom and WC on the ground floor. The first floor consists of a dual aspect lounge, open plan kitchen/dining room and additional WC. The second floor contains three bedrooms with an en suite shower room to the master bedroom, and the family bathroom. The exterior boasts an enclosed rear garden with lawn, perfect for enjoying the summer months.

Located in the sought after Brooklands area, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the M1, A4146, A421, Woburn Sands, Bow Brickhill and Milton Keynes Central train stations.

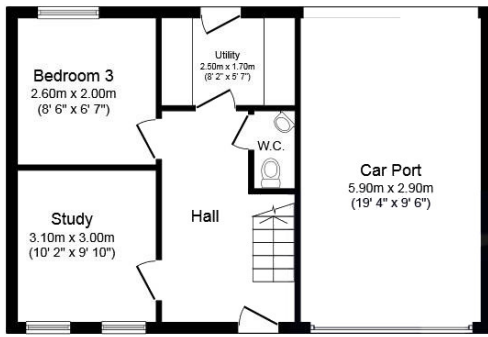
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

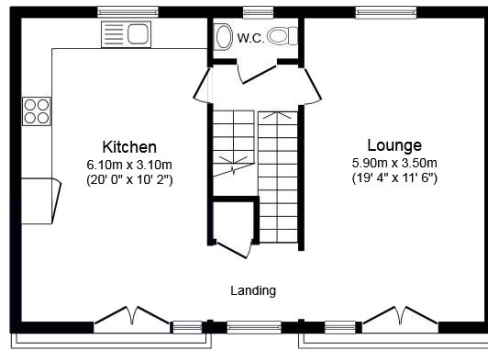
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

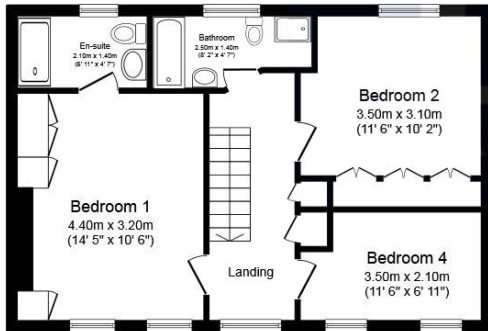




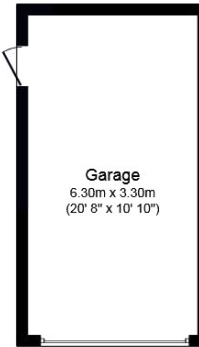
Ground Floor



First Floor



Second Floor



Garage

Total floor area 179.5 sq.m. (1,932 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | 92 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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