



## Ivernia Avenue , Brooklands, MK10 7HR

King Estate Agents are delighted to offer for sale this well presented three bedroom detached home, situated in the sought after location of Brooklands. This property boasts over 1000sqft of bright and spacious living accommodation set over two floors and has a lovely garden to the rear with a tree lined view.

The entrance hall leads to both downstairs rooms and has a cloakroom as well as storage under the stairs. The spacious front to back living room has a lovely bay window to the front as well as double patio doors leading on to the rear garden. The modern kitchen has a range of base and eye level units as well as integrated appliances and offers a nice space for dining next to the doors leading out to the patio.

The first floor offers three good sized bedrooms, with the master bedroom boasting an ensuite and fitted wardrobes. There are two further good sized bedrooms as well as another shower room.

The rear garden is laid to lawn with a fenced surround and has a great sized patio for seating. The tree line behind the fencing offers a great deal of privacy the property is situated down a nice, quiet

## Accommodation

Three bedroom detached house

Well presented throughout

Living room

Kitchen/dining/family room

Cloakroom

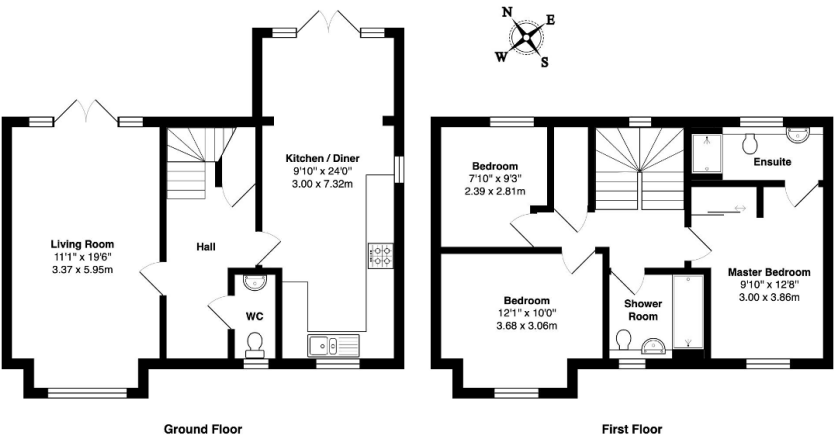
En suite to master bedroom

Rear garden

Driveway

road. Side access takes you to the driveway found to the side of the property and offer suitable parking for two vehicles.





Total Area: 1092 ft² ... 101.4 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		