



Cauldwell

PROPERTY SERVICES



8 Broad Arrow Close, Milton Keynes, MK14 6JA

£325,000

CAULDWELL are delighted to offer for sale this well-presented three-bedroom semi detached home, offered with no upper chain, situated in the popular area of Neath Hill – within close proximity to local shops, schools, and parkland.

The accommodation briefly comprises: entrance porch, entrance hall, spacious lounge dining room, fitted kitchen, and a bright and airy conservatory providing additional ground floor living space.

Upstairs there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from both front and rear gardens, along with a garage located to the rear providing off-road parking.

This property offers a fantastic opportunity for first-time buyers and families alike – early viewing is highly recommended.

Council tax band: C
Energy rating: C

ENTRANCE PORCH

Cupboard housing boiler . Tiled flooring. Sliding double glazed door and door to entrance hall.

ENTRANCE HALL

Frosted double glazed window to front Double panelled radiator. Stairs to first floor. Door to lounge/dining room and kitchen. Understairs storage cupboard.

KITCHEN 8'10" x 8'9" (2.71 x 2.69)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Space for freestanding cooker. Plumbing for washing machine and space for tumble dryer. Space for fridge freezer. Double glazed window to front. Splash back tiling.

LIVING AREA 13'1" x 9'10" (4.00 x 3.00)

Door to conservatory. French doors to conservatory. Double panelled radiator. Opening to dining area.

DINING AREA 8'11" x 6'0" (2.74 x 1.85)

Serving hatch to kitchen.

CONSERVATORY 14'7" x 9'2" (4.46 x 2.80)

Brick and UPVC double glazed construction. Two radiators. Power and lighting. French doors to rear garden.

FIRST FLOOR LANDING

Doors to all rooms. Storage cupboard. Access to loft.

BEDROOM ONE 12'7" x 8'2" (3.85 x 2.49)

Double door wardrobe with sliding doors. Double glazed window to front. Radiator.

BEDROOM TWO 12'4" x 7'6" (3.76 x 2.31)

Double glazed window to rear. Radiator. Four door fitted wardrobe.

BEDROOM THREE 7'5" x 7'9" (2.27 x 2.38)

Three door fitted wardrobe. Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath with telephone style mixer tap and shower attachment, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Frosted double glazed window to front.

REAR GARDEN

Enclosed and laid to patio. Service door to garage. Wooden fence and surround.

GARAGE

Up and over door. Parking to front.

FRONT GARDEN

Laid to shingle with patio area. Miniature wall surround.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

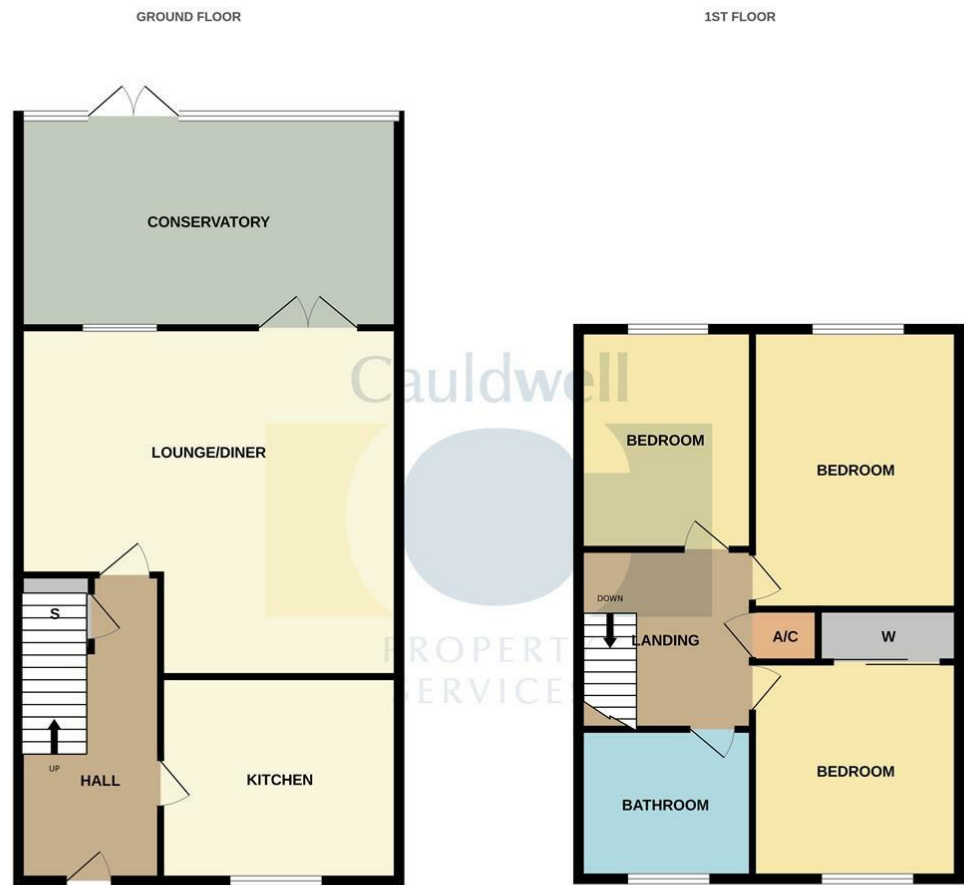
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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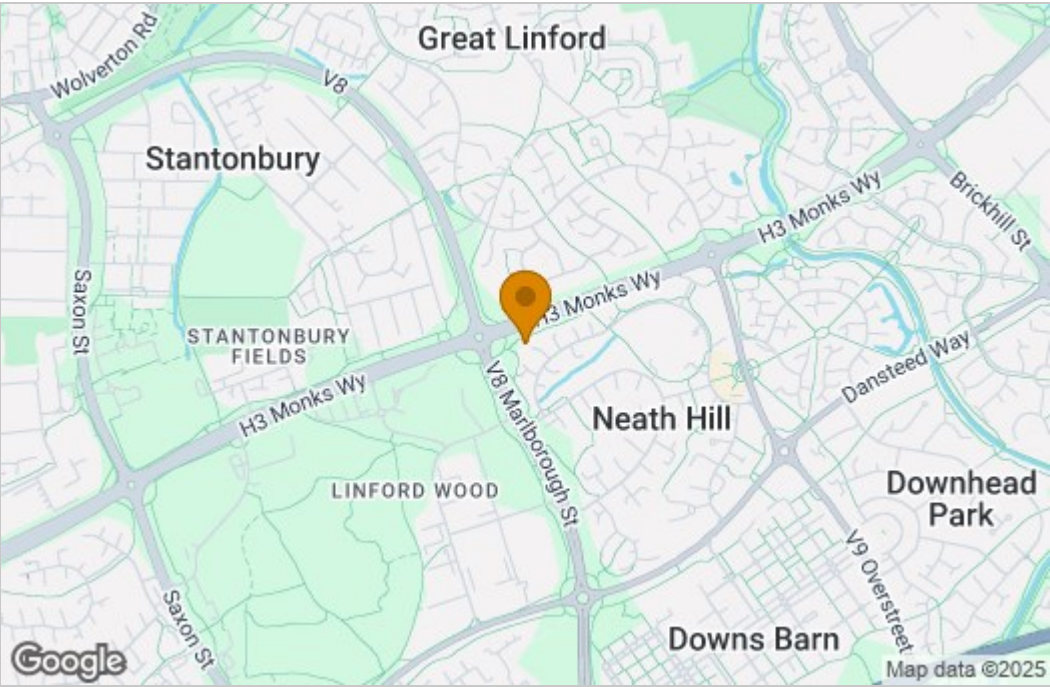
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

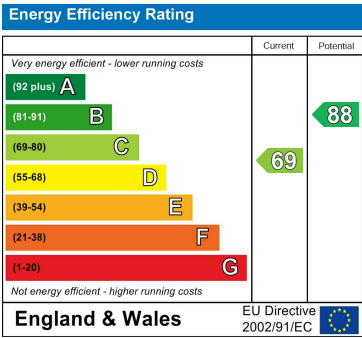


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Area Map



Energy Efficiency Graph



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