



# Cauldwell

PROPERTY SERVICES



## 20 Harmans Cross

Broughton, Milton Keynes, MK10 7BL

£519,500



# 20 Harmans Cross

Broughton, Milton Keynes, MK10 7BL

£519,500



## ENTRANCE HALL

Composite door to front. Radiator. Stairs to first floor landing. Radiator. Stairs to first floor landing with understairs storage cupboard. Radiator.

## LIVING ROOM

21'9" x 10'3" (6.63 x 3.13)

Double glazed window to front and double glazed French doors to rear. Two radiators. Television and internet points.

## STUDY

10'10" x 7'3" (3.32 x 2.23)

Double glazed window to front. Radiator.

## KITCHEN/DINER

11'2" x 10'3" (3.42 x 3.14)

Double glazed window to rear. Fitted range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven, grill and four ring hob with extractor hood over. Plumbing for dishwasher. Integral fridge freezer. Radiator. Tiled flooring. Door to utility room.

## UTILITY ROOM

6'7" x 5'5" (2.02 x 1.66)

Double glazed door to rear. Fitted base unit with worksurface. Sink drainer and mixer tap. Plumbing for washing machine. Wall mounted boiler. Radiator. Extractor fan. Tiled flooring.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator. Airing cupboard.

## BEDROOM ONE

11'6" x 11'5" (3.52 x 3.49)

Double glazed window to rear. Radiator. Built in double wardrobe. Door to ensuite.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower., wash hand basin and close coupled wc. Shaver point. Radiator. Extractor fan.

## BEDROOM TWO

13'0" x 9'8" (3.97 x 2.95)

Double glazed window to front. Radiator.

## BEDROOM THREE

12'2" x 10'5" max (3.71 x 3.18 max)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

9'11" x 7'9" (3.04 x 2.37)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin. Shaver point. Radiator.

## FRONT GARDEN

Small paved and hedge area.

## REAR GARDEN

Mainly laid to lawn with rear patio area. Timber shed. Outside tap. Gated access to front.

## CARPORT AND OFF ROAD PARKING

Carport at rear with additional allocated parking space in front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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.

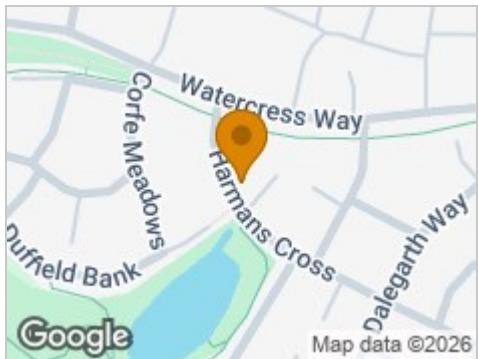
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.



## Road Map



## Hybrid Map



## Terrain Map



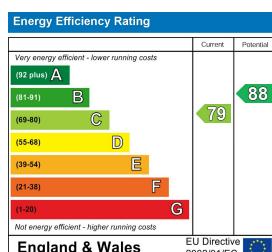
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.