



View of block



£525,000

Situated in the popular area of Broughton in east Milton Keynes, is this four-bedroom detached family home. On the ground floor you are greeted by an entrance hall, lounge/diner, kitchen, sitting room/study and downstairs cloakroom. The first floor comprises four bedrooms with an en-suite to main, and a family bathroom. Externally the property boasts a single garage, front & rear gardens and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, wood effect laminate floor, doors to kitchen, cloakroom, lounge and study, stairs rising to first floor.

CLOAKROOM

UPVC double glazed frosted window to side aspect. Low level WC with push button flush, pedestal wash hand basin, radiator, tiled floor.

LOUNGE/DINER

UPVC double glazed window and door to rear aspect. Two radiators, television point.

SITTING ROOM/STUDY

UPVC double glazed window to front aspect. Radiator.

KITCHEN

UPVC double glazed window to front aspect, UPVC double glazed door to side aspect. Fitted with a range of base and eye level units with rolled edge work surface over, stainless steel sink unit with mixer tap over, wall-mounted boiler, integrated dishwasher, integrated fridge/freezer, double oven, hob with extractor over, space for washing machine, splash back tiling, tiled floor.

LANDING

Doors to bedrooms and bathroom, radiator, airing cupboard, access to part boarded loft space via ladder.

BEDROOM ONE

UPVC double glazed window to rear aspect. Radiator, built-in wardrobe with rail and shelving.

EN-SUITE

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, heated towel rail, fully tiled shower cubicle, extractor fan, tiled floor, splashback tiling, part tiled walls.

BEDROOM TWO

Two UPVC double glazed windows to front aspect. Radiator.

BEDROOM THREE

UPVC double glazed window to rear aspect. Radiator, built-in wardrobe with rail and shelving.

BEDROOM FOUR

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

UPVC double glazed frosted window to side aspect. Low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, tiled floor, radiator, extractor fan.

OUTSIDE

GARAGE/PARKING

Garage with power and lighting. Driveway parking for multiple cars.

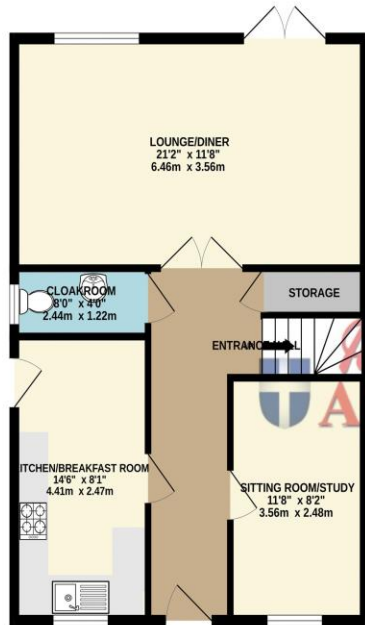
FRONT GARDEN

Flower and shrub borders, gated side access, outside tap, outside light, path to front door.

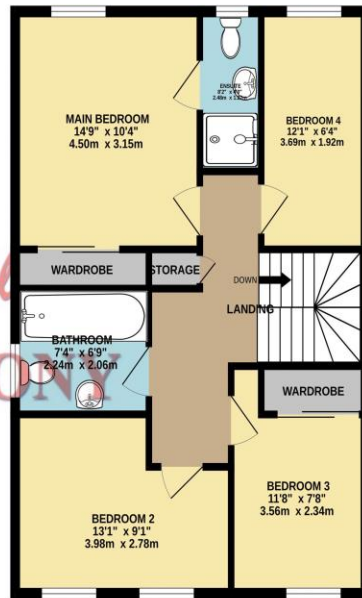
REAR GARDEN

Laid to lawn area, shed to remain, rear gated access, outside tap, outside light.

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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