



CHRIS DURRANT

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## 37 Gainsborough Close, Grange Farm

£425,000

🛏 4 🚿 3 🚗 1

- Four bedrooms
- En suite to master
- Upgraded in recent years
- Cul de sac location
- Garage and off road parking
- Garden with a good degree of privacy
- Close to schools, shops and green space
- For all enquiries please quote CD0104



Situated in a quiet cul de sac location is this superb four bedroom home that has been improved by the sellers whilst in their ownership. Upgrades include new bathroom and en suite, added the porch and a replacement boiler....all in all, a superb home in a sought after area.

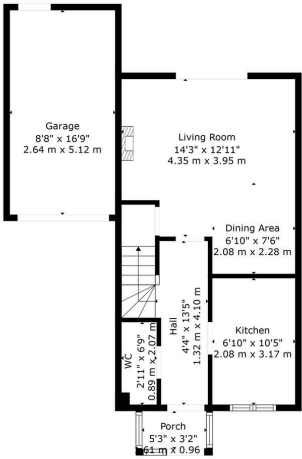
Comprising porch, entrance hall with WC, kitchen, sitting/ dining room, first floor with bedrooms two, three and the bathroom, second floor with a spacious master bedroom with en suite and fourth bedroom. The garden is southerly facing and has a very good degree of privacy and to the side is the garage and off road parking.

For all enquiries please quote CD0104





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**TOTAL: 1058 sq. ft. 97 m2**  
FLOOR 1: 382 sq. ft. 35 m2, FLOOR 2: 302 sq. ft. 28 m2, FLOOR 3: 294 sq. ft. 27 m2  
EXCLUDED AREAS: PORCH: 17 sq. ft. 2 m2, GARAGE: 145 sq. ft. 14 m2, " ": 129 sq. ft. 12 m2,  
LOW CEILING: 6 sq. ft. 0 m2, WALLS: 124 sq. ft. 13 m2  
Floor Plan Created By Hargreave & Balfour. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy performance certificate (EPC)

37 Garsborough Close  
Grange Farm  
MILTON KEYNES  
MK8 0NA

Energy rating

C

Valid until: 18 September 2023

Certificate number:

7008-1023-0425-1384-3173

Property type

End-terrace house

Total floor area

99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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Registered company number is 12016573. VAT Registration Number is 327 4120 29