



To arrange a viewing  
please call 01908 675747



FOUR BEDROOM DETACHED FAMILY HOME with TWO LARGE RECEPTIONS, TWO BATHROOMS, SINGLE GARAGE and parking to the front....

In further detail, this four bedroom family home is situated in the popular Broughton area with good school catchment. Briefly comprising of entrance hall, downstairs cloakroom, separate study/reception, large lounge & kitchen/breakfast room & utility room. Upstairs are four double bedrooms, ensuite & bathroom with separate shower. Outside is a good sized rear garden & garage with parking.

Offered unfurnished & available early June. EPC Rating: C.

Minimum Contract Length: 6 Months  
Council Tax Band: E  
Deposit equivalent to 5 weeks rent

- Four Double Bedroom
- Offered Unfurnished
- Two Reception Rooms
- Downstairs Cloakroom
- Gas Central Heating
- Single Garage

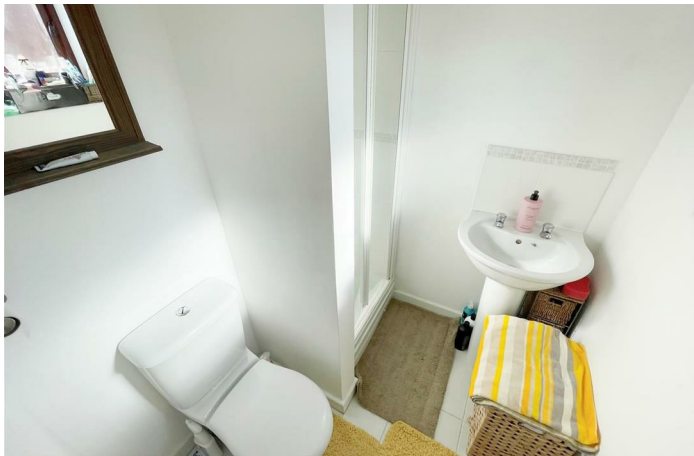
#### LOCATION: BROUGHTON

Broughton is one of the newer developments in Milton Keynes, situated to the East of the city. Within easy access of the M1 motorway, it is convenient for commuters. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots and Next store, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

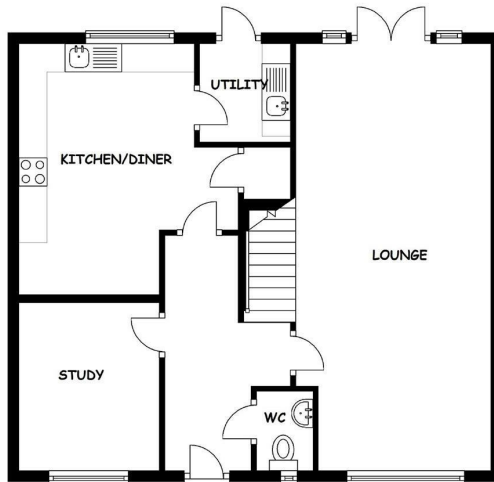


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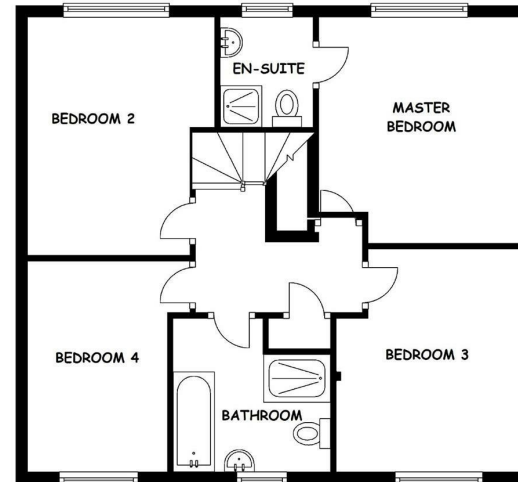


**GROUND FLOOR**  
APPROX. 59.8 SQ. METRES (643.9 SQ. FEET)



TOTAL AREA: APPROX. 120.7 SQ. METRES (1299.5 SQ. FEET)

**FIRST FLOOR**  
APPROX. 60.9 SQ. METRES (655.6 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Draft Details

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

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

