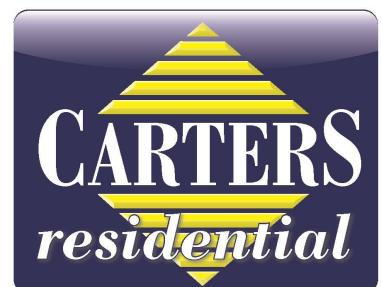




Highland Drive, Milton Keynes, MK10 7FA



**61 Highland Drive
Broughton
Milton Keynes
MK10 7FA**

£440,000

Carters are delighted to offer for sale this immaculately presented three-bedroom detached family home, situated in the sought-after area of Broughton, Milton Keynes.

The accommodation comprises; entrance hall, cloak cupboard, sitting room, and a kitchen/dining room which completes the ground floor. The first floor has a master bedroom with an en-suite and a private balcony to the front aspect, two further bedrooms, and a family bathroom. To the outside there are front & rear gardens and a single garage with a driveway providing parking for two vehicles. The location offers excellent local amenities, highly regarded schooling, and convenient transport links, including easy access to the M1 and Central Milton Keynes.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- SITTING ROOM WITH FITTED SHUTTERS
- KITCHEN/DINING ROOM
- EN-SUITE & BALCONY TO MASTER BEDROOM
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS
- INTERNAL VIEWING RECOMMENDED





Accommodation - Ground Floor

Entrance Hall - Doors to slitting room, cloaks cupboard, kitchen/dining room. Stairs to first floor. Tiled flooring.

Cloaks Cupboard - Originally fitted as a two piece cloakroom suite, the current owners have removed the w.c & wash hand basin and use this space purely as storage (could be easily reinstated back to the original use). Tiled flooring. Radiator. Extractor fan.

Kitchen/Diner - Double glazed windows to front, side and rear. Door to rear garden. Fitted with a range of wall and base units with worksurfaces incorporating sink. Built-in dual oven, gas hob and extractor hood. Splashbacks. Integrated washing machine and dishwasher. Tiled flooring. Skimmed ceiling. Storage cupboard.

Sitting Room - 5.07 x 3.09 (16'7" x 10'1") - Double glazed window to front with fitted shutters, and double glazed French doors, also with fitted shutters to the rear. Free-standing fire surround with electric fire. Tiled flooring. Skimmed ceiling. Radiator.

First Floor

First Floor Landing - Doors to bedrooms and bathroom. Double glazed window to rear. Access to loft space. Skimmed ceiling. Radiator.

Bedroom One - Double glazed window to front. Door to balcony. Radiator. Skimmed ceiling. Door to en-suite.

En-suite - Double glazed window to rear. Three piece suite comprising double shower cubicle, low level wc and wash hand basin. Heated towel rail. Extractor fan.

Bedroom Two - Double glazed window to front. Wardrobes to remain. Skimmed ceiling. Radiator.

Bedroom Three - Double glazed window to rear. Radiator.

Bathroom - Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Skimmed ceiling.

Exterior

Front Garden - Enclosed by rail fencing, and laid to lawn.

Rear Garden - Enclosed rear garden. Patio area. Lawn area. Gated side access.

Single Garage - Up and over door and power & light. Driveway providing parking in front for two vehicles.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band D.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

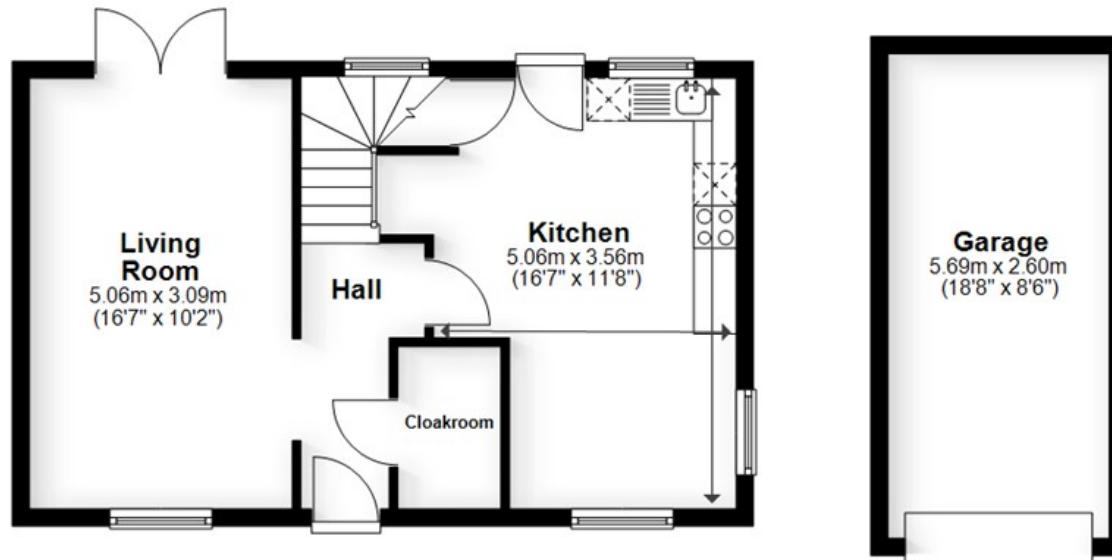
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

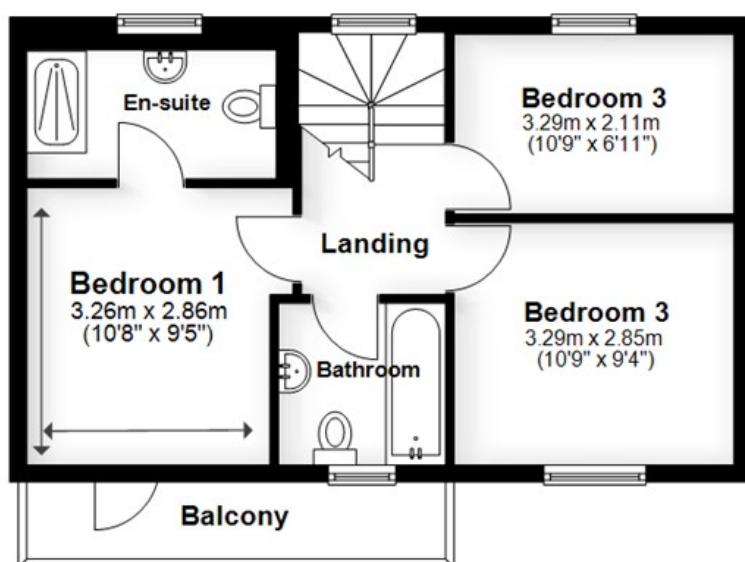




Ground Floor

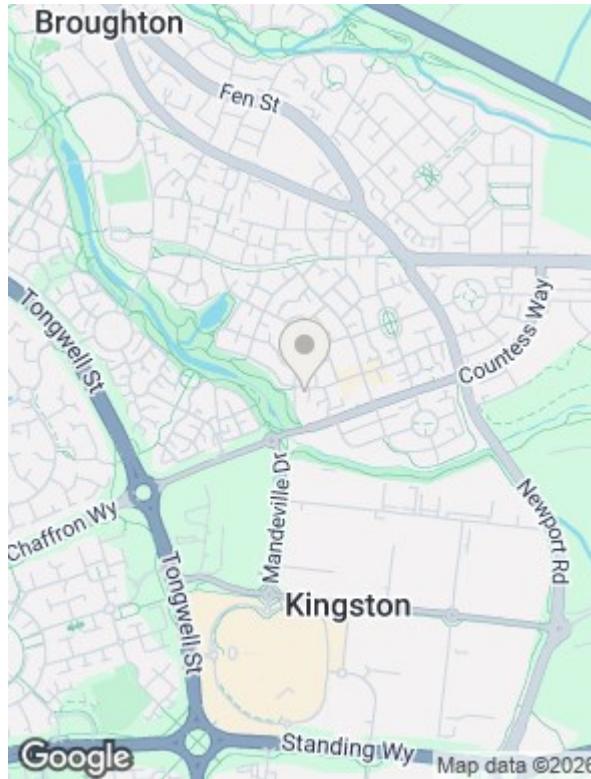


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	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	

