



Cauldwell

PROPERTY SERVICES



3 Cavan Way, Milton Keynes, MK10 9NG

Offers In The Region Of £339,995

A modern three bedroom home situated in the highly sought-after location of Broughton, offering excellent access to local amenities, schools, and transport links including the M1 and Kingston retail district.

The accommodation comprises an entrance hall, cloakroom/WC, kitchen, and a spacious sitting/dining room on the ground floor. To the first floor, there is a principle bedroom with en suite, two further double bedrooms, and a family shower room.

Externally, the property benefits from off-road parking to the front leading to a single garage, along with an enclosed rear garden.

Further benefits include uPVC double glazing, gas radiator heating, and the property is offered with no upper chain, making it an ideal purchase for buyers seeking a straightforward move.

Broughton remains one of Milton Keynes' most popular residential areas, known for its family-friendly environment, nearby green spaces, and convenient access to both Central Milton Keynes and major commuter routes.

ENTRANCE HALL

Stairs to first floor. Door to kitchen, living room and cloakroom. Frosted double glazed window to side. Radiator. Understairs storage area.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Skimmed ceiling. Extractor.

LIVING ROOM 15'4" x 10'0" to 13'10" (4.69 x 3.05 to 4.23)

Double glazed French doors to rear. Double glazed French doors to rear. Double panelled radiator. Skimmed ceiling.

KITCHEN/DINING ROOM 9'11" x 7'6" (3.03 x 2.29)

Fitted with a range of wall and base units with worksurfaces incorporating a sink drainer. Built in double oven, four ring gas hob and extractor. Plumbing for washing machine. Wall mounted boiler. Space for fridge freezer. Radiator.

FIRST FLOOR LANDING

Doors to all rooms.

BEDROOM TWO 16'7" x 8'9" (5.06 x 2.67)

Dual aspect with double glazed window to front and rear. Radiator.

BEDROOM ONE 11'3" x 8'4" (3.44 x 2.56)

Double glazed window to front. Radiator. Built in cupboard. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to front.

BEDROOM THREE 10'1" x 8'0" (3.08 x 2.44)

Double glazed window to rear. Radiator. Skimmed ceiling.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring.

REAR GARDEN

Enclosed rear garden. laid mainly to shingle. Wooden fence surround. Service door to garage.

GARAGE

Up and over. Power and lighting.

FRONT GARDEN

Hardstanding driveway. Laid to pebbles. Path to front door. Storm porch.

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.

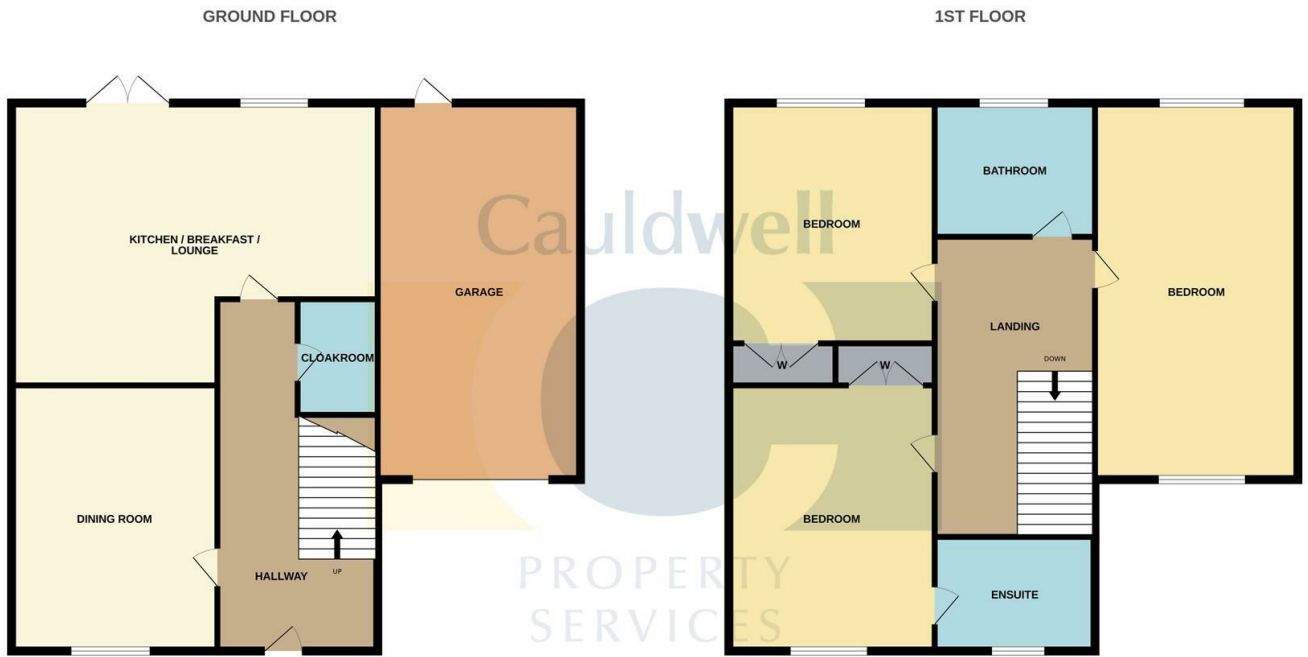
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

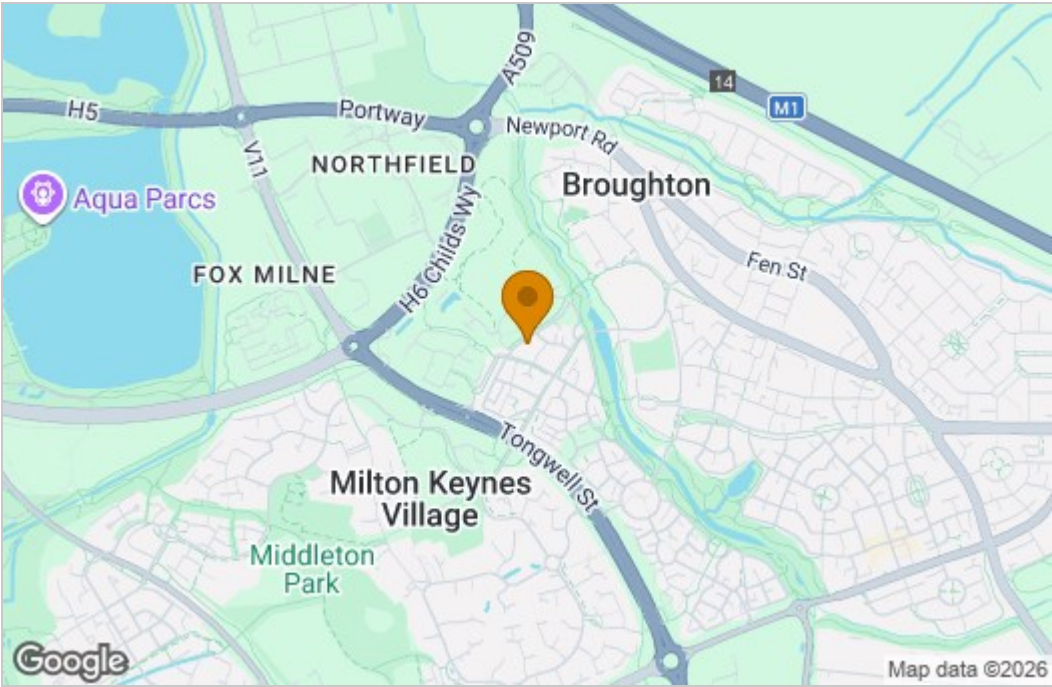
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

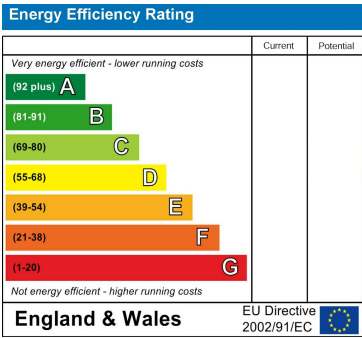


TOTAL FLOOR AREA : 893sq.ft. (83.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix ©2026

Area Map



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.