



Michael
ANTHONY

Broughton, Buckinghamshire

£415,000 Freehold

Situated in the popular area of Broughton in east Milton Keynes, this four bedroom semi-detached family home is offered to the market chain free with many benefits including, two reception rooms, kitchen/diner, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, and allocated parking for two vehicles.

20 Haven Street

Broughton
Milton Keynes
Buckinghamshire
MK10 7DY

Broughton offers easy access to both junctions 13 & 14 of the M1 motorway and Central Milton Keynes train station. Recreational spaces, local shops and Kingston shopping area are also close by, with a range of amenities including eateries and supermarkets. Local schools are within walking distance and include Brooklands Farm Primary School and Oakgrove Secondary school.

- NO UPPER CHAIN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- EN-SUITE TO MAIN BEDROOM
- FAMILY BATHROOM AND ADDITIONAL DOWNSTAIRS CLOAKROOM
- REAR GARDEN
- ALLOCATED PARKING FOR MULTIPLE VEHICLES

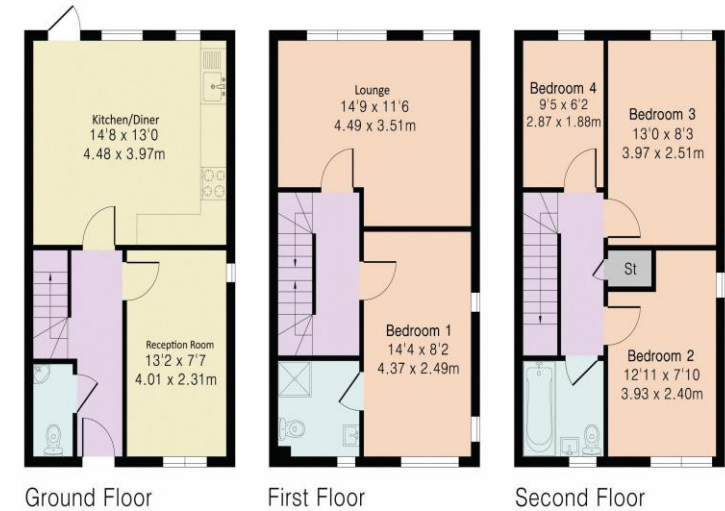


Approximate Gross Internal Area 1170 sq ft - 108 sq m

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 390 sq ft – 36 sq m

Second Floor Area 390 sq ft – 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	78	
(65-68)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Michael Anthony Estate Agents, 209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP

Tel: 01908 393 553 Email: miltonkeynes@maea.co.uk

MONEY LAUNDERING REGULATIONS 2003 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 PROPERTY MEASUREMENTS ACT 1991 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.

