



CHRIS DURRANT
— ESTATE AGENTS —

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Pinkworthy, Furzton, Milton Keynes, MK4 1JR

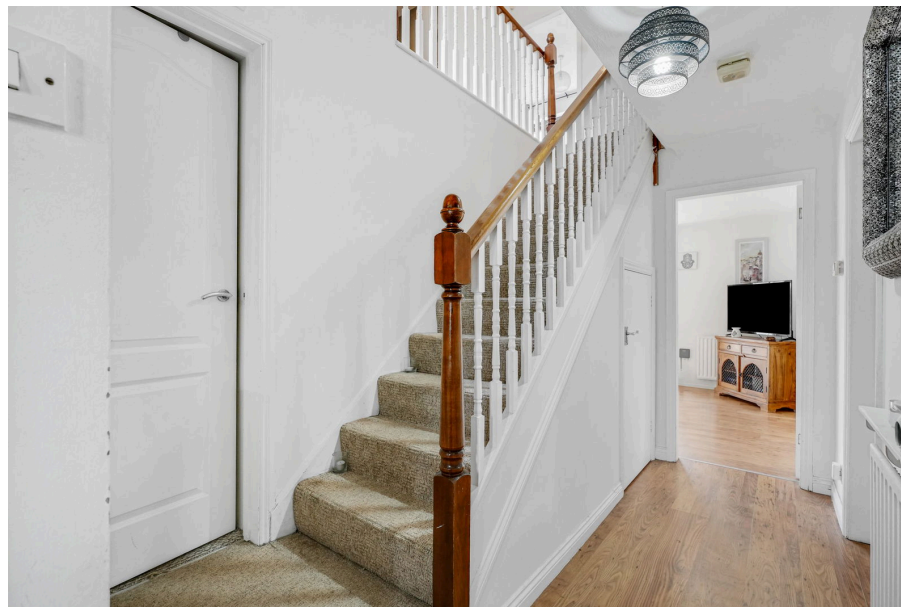
Guide Price £500,000

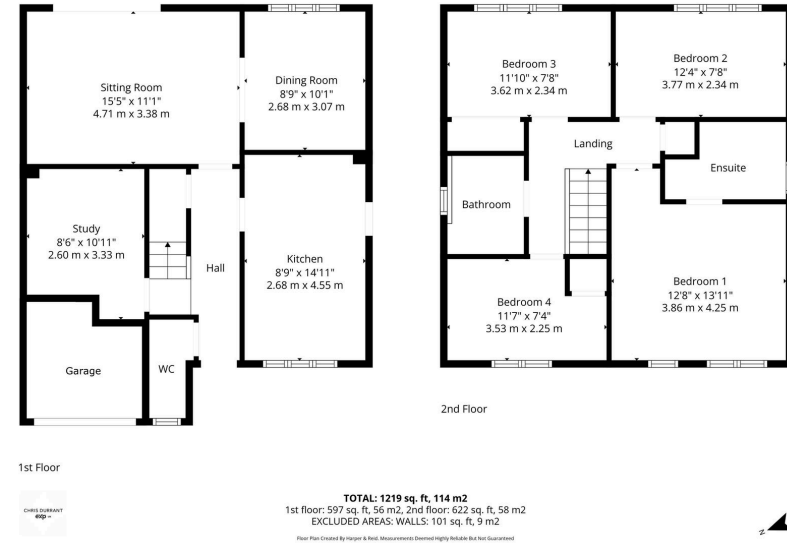
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- Four double bedrooms
- Close to Furzton Lake
- Three reception rooms
- En suite to the master bedroom
- No upward chain
- En suite to master bedroom
- Good size rear garden
- Downstairs Cloak room



Situated less than a minutes walk to Furzton Lake is this superb four double bedroom family home, in one of the most sought after areas of Milton Keynes. Comprising entrance hall, sitting room, dining room, study, kitchen, four bedrooms with the master bedroom having space for a king size bed and a spacious en suite, good size rear garden and off road parking to the front. This home is being sold with no upward chain, so ready for the new owner to move into.





Energy performance certificate (EPC)

2 Property Epton WETTON GREEN SPO, L/R	Category C	18th April 10 March 2016
Certificate number: 9330-3039-4261-2776-2034		
Property type	Detached house	
Total floor area	113 square metres	

Rules on letting this property

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

You can need [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-what-are-the-requirements-for-letting-properties>).

Energy rating and score

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

