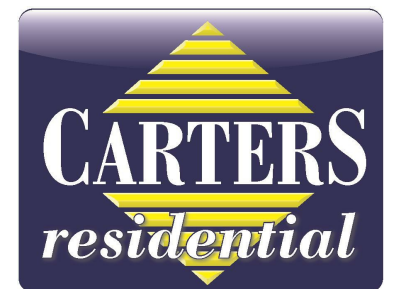




Watercress Way, Milton Keynes, MK10 7BF



46 Watercress Way  
Broughton  
Milton Keynes  
MK10 7BF

£525,000

**Carters are delighted to offer for sale this well presented four bedroom detached family home situated in the popular location of Broughton.**

The current owners have made several major improvements including a re-fitted 'Lima' kitchen, and re-fitted bathroom suites. The accommodation comprises, entrance hall, cloakroom, living room, kitchen/dining room, and a utility room on the ground floor. The first floor offers four bedrooms, with built-in wardrobes and a re-fitted en-suite to the master bedroom and a re-fitted family bathroom. To the exterior there is an enclosed rear garden and a garage to the rear with off road parking for an additional two vehicles.

- FOUR BEDROOM DETACHED FAMILY HOME
- CLOAKROOM
- DUAL ASPECT LIVING ROOM
- RE-FITTED KITCHEN/DINING ROOM
- RE-FITTED EN-SUITE & FITTED WARDROBES TO MASTER BEDROOM
- RE-FITTED FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE & ADDITIONAL PARKING
- INTERNAL VIEWING RECOMMENDED





## Ground Floor

The property is entered via a part glazed front door into a spacious entrance hall. Staircase rising to the first floor landing. Understairs storage cupboard. Walk into the spacious kitchen/dining room. Double doors to the living room. Door to cloakroom with a suite comprising low level w.c. and wash hand basin. Obscure UPVC double glazed window to the front aspect. The living room is dual aspect with double glazed window to the front aspect and glazed French doors to the rear garden.

The open-plan kitchen/dining room has windows to front and rear aspects and has recently been re-fitted in an extensive range of stylish units by 'Lima Kitchens' to both wall and base levels with worksurfaces over, and an inset sink/drain. Integrated electric double oven, induction hob and extractor hood over. Integrated dishwasher and fridge/freezer. The utility room has mating units to wall and base levels with worksurface over. Plumbing for washing machine. Wall mounted gas central heating boiler. Part glazed door to the rear garden.

## First Floor Landing

Airing cupboard housing hot water tank. Access to boarded loft. Doors to all rooms.

The master bedroom is located to the rear of the property with a double glazed window to the rear aspect. Fitted wardrobes. Door to the re-fitted en-suite comprising low level w.c., wash hand basin and double width shower cubicle. Complementary tiling. Obscure double glazed window to the rear aspect. Heated towel rail.

Bedroom two is of double size and has a double glazed window to the rear aspect. Bedroom three is a double size and bedroom four is a generous size single, and both have double glazed windows to the front aspect.

The family bathroom has a re-fitted suite comprising low level w.c., wash hand basin and 'p' shape bath with shower over. Obscure double glazed window to the front aspect. Heated towel rail.

## Exterior

Fully enclosed and laid to lawn with a shingle patio area. Gated rear access leads to the single garage with up and over door, power and light connected. Driveway in front of garage with parking for one vehicle. EV charging point. Further allocated parking space.

## Location - Broughton

Broughton is located on the eastern flank of Milton Keynes, ideally located for the commuter with junction 14 on the M1 a few minutes drive away and approximately 10 minutes by car to Central Milton Keynes and the mainline railway station to London Euston and the north. An attractive brook and landscaping runs through the centre of Broughton giving access to attractive walks and parkland including children's play areas and a skate park. Broughton has a local centre with a variety of shops and the adjacent Kingston district has extensive shopping facilities including a 24 hour Tesco and a large commercial district offering good employment opportunities.

## Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band E.

## 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 under take 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.

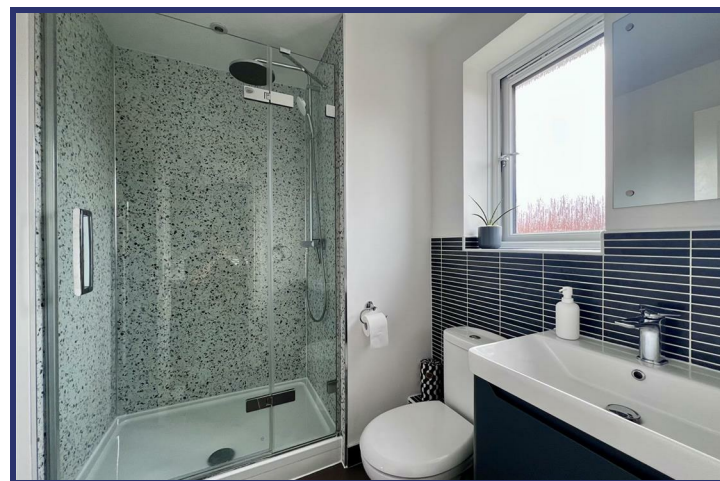
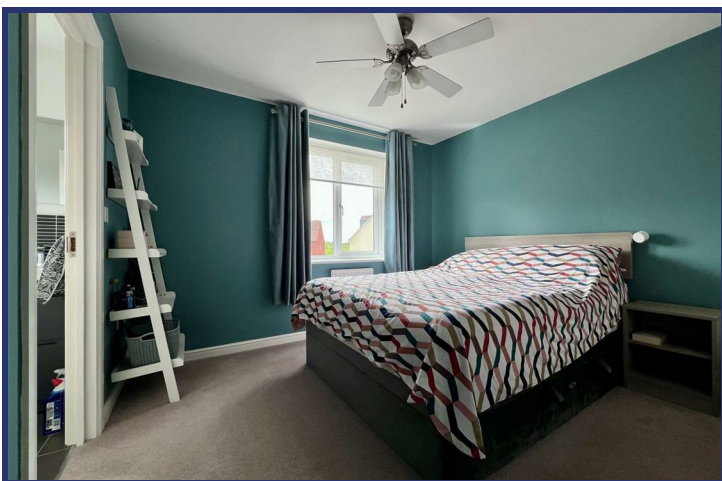
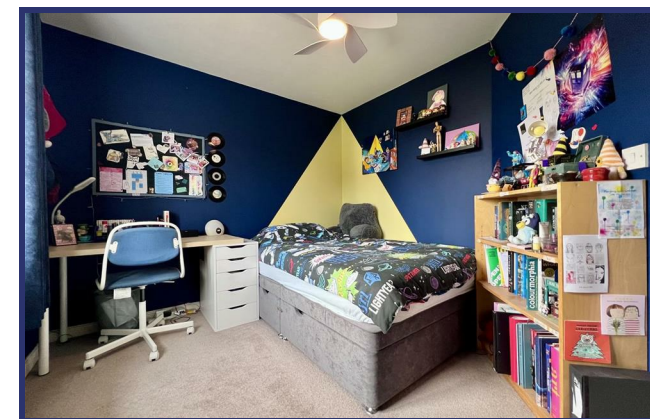
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

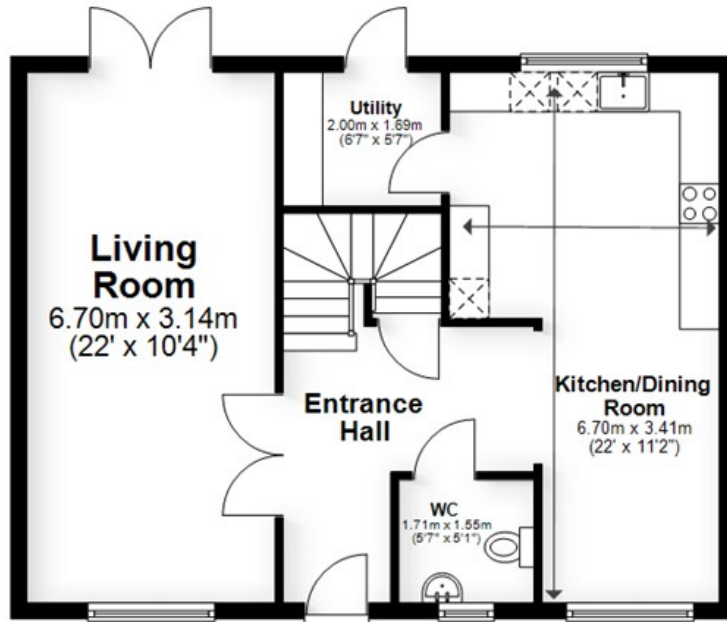
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



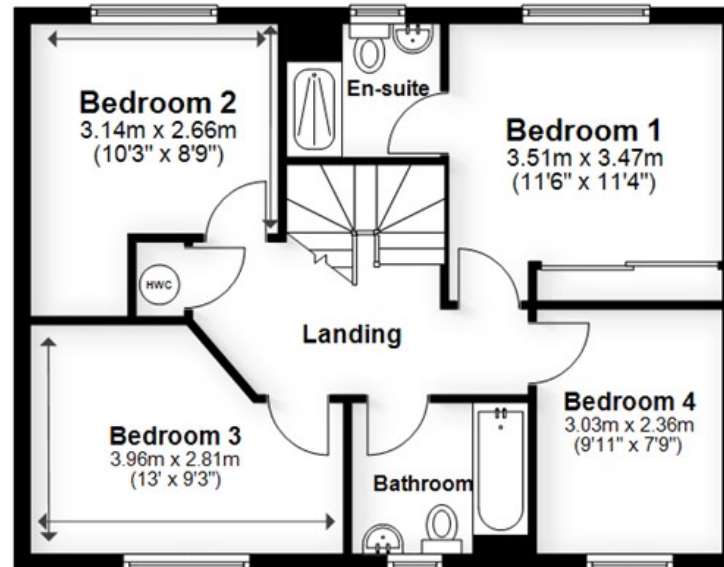




### Ground Floor



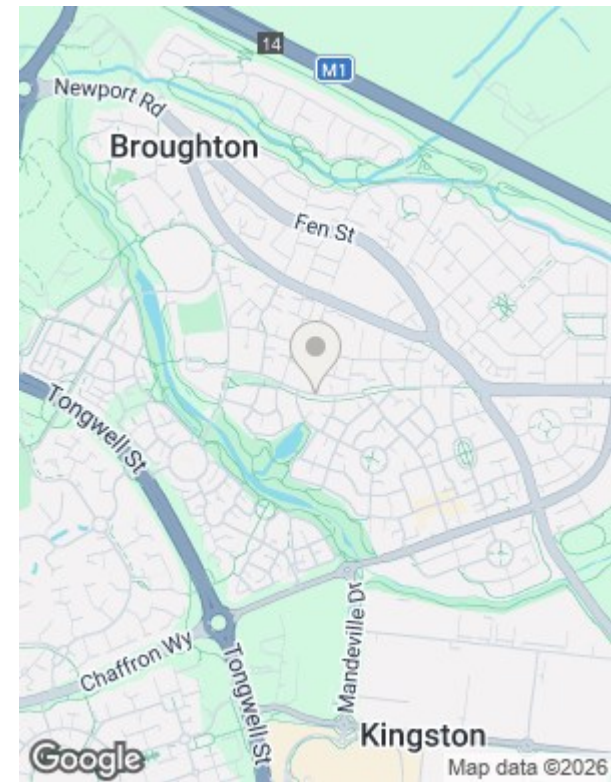
### First Floor



### Garage



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		
(55-68)	D	76	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

