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 esuite.

**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.
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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.

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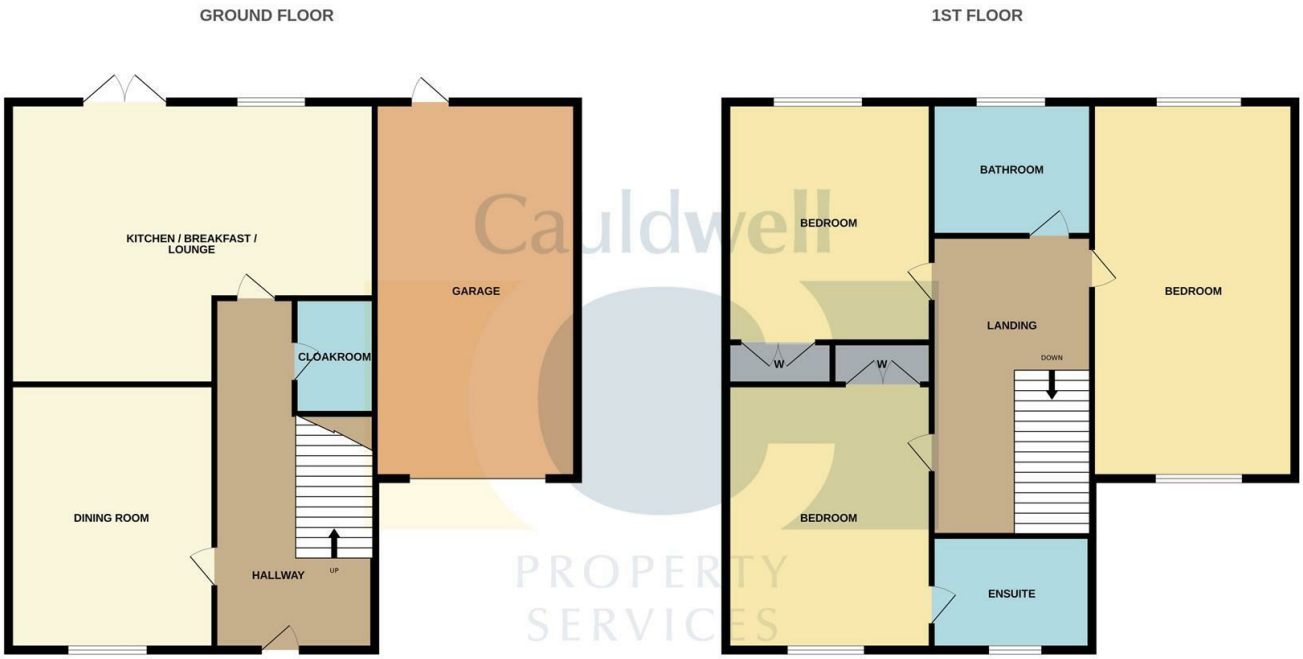
## Floor Plan




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.
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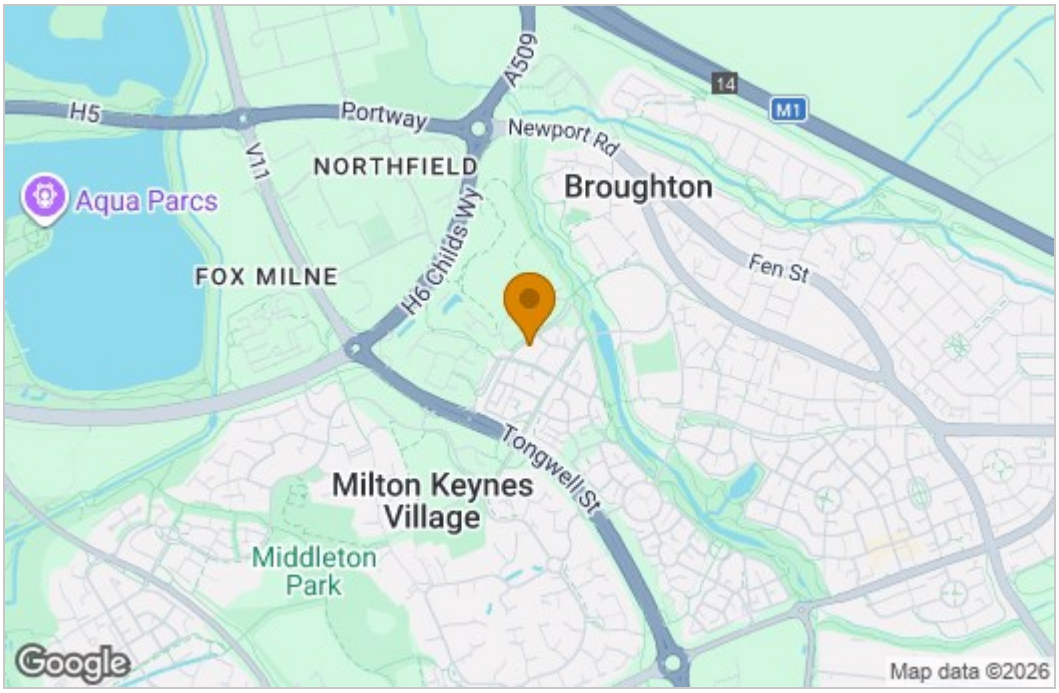
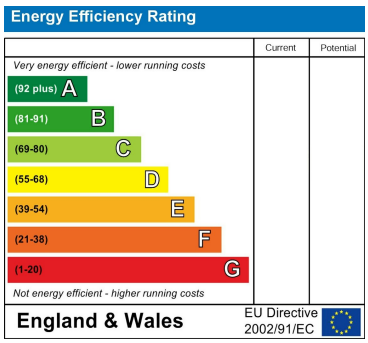
## Area Map




## Energy Efficiency Graph

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