



# Cauldwell

PROPERTY SERVICES



## 460 Fen Street

Brooklands, Milton Keynes, MK10 7JS

£108,000



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## ENTRANCE HALL

Composite door from communal hallway. Secure entry phone system. Storage cupboard. Radiator.

## LIVING/DINING ROOM

16'3" x 14'5" (4.97 x 4.41)

Double glazed window and door with Juliette balcony to front. Two radiators. Television and internet point. Arch to kitchen.

## KITCHEN

8'10" x 7'0" (2.70 x 2.15)

Double glazed window to rear. Fitted wall and base units with worksurfaces. Electric oven and gas hob with extractor hood over. Integral fridge freezer and washing machine. Wall mounted combination boiler. Extractor fan.

## BEDROOM ONE

11'1" x 11'0" (3.38 x 3.36)

Double glazed window to front. Radiator.

## BEDROOM TWO

11'4" x 7'1" (3.47 x 2.16)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear, Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin and close coupled wc. Shaver point. Cabinet. Extractor fan. Radiator.

## OUTSIDE

One allocated parking space in residents car park with visitor spaces.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

All measurements are approximate.

The area measurements are taken from the government EPC register.

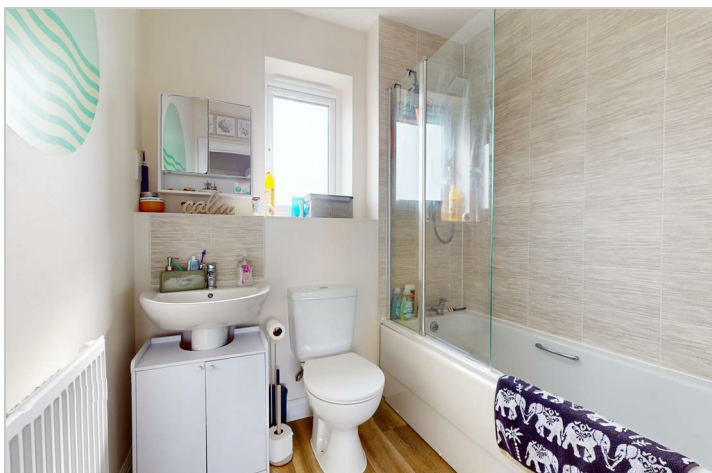
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - 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.



## Road Map



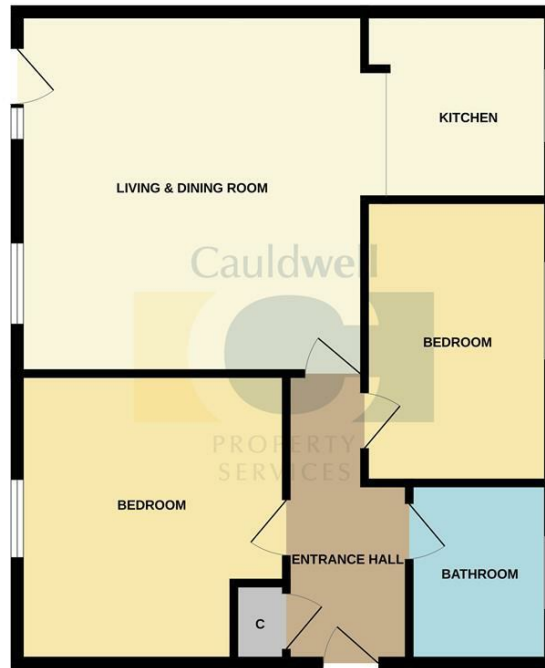
## Hybrid Map



## Terrain Map



## Floor Plan

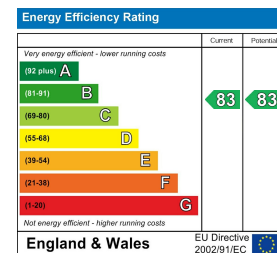


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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