



Cauldwell

PROPERTY SERVICES



1 Wenford

Broughton, Milton Keynes, MK10 7AN

£400,000



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ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing.

LIVING ROOM

16'6" x 10'2" (5.04 x 3.10)

Double glazed window to front. Double glazed French doors to rear. Television point and internet point. Built in speaker system with media connection point.

DINING ROOM

9'2" x 7'9" (2.80 x 2.38)

Double glazed windows to front and side. Radiator.

KITCHEN

13'11" x 8'2" (4.26 x 2.50)

Double glazed window and door to rear. Re-fitted range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and microwave and four ring gas hob with extractor hood over. Space for fridge freezer. Integral dishwasher and washing machine. Under cupboard lighting. Radiator. Pantry cupboard with media connections for speakers.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Radiator. Access to part boarded loft space.

BEDROOM ONE

12'11" x 10'1" (3.95 x 3.09)

Double glazed window to front. Radiator. Fitted wardrobes. Door to ensuite

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Wall mounted cabinet.

BEDROOM TWO

11'0" x 9'8" max (3.36 x 2.97 max)

Double glazed window to front. Radiator. Airing cupboard.

BEDROOM THREE

10'11" x 6'7" (3.34 x 2.02)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with shower attachment, wash hand basin in vanity surround and close coupled wc. Extractor fan. Heated towel rail.

FRONT GARDEN

Small garden area with shingle stone and railings. Lawn area to side.

GARAGE AND PARKING

Up and over door. Parking to rear. Door to garden.

REAR GARDEN

Rear width shingle seating area with decking, lawn and paved patio. Access to side. Timber shed. Door to garage. Outside tap.

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.

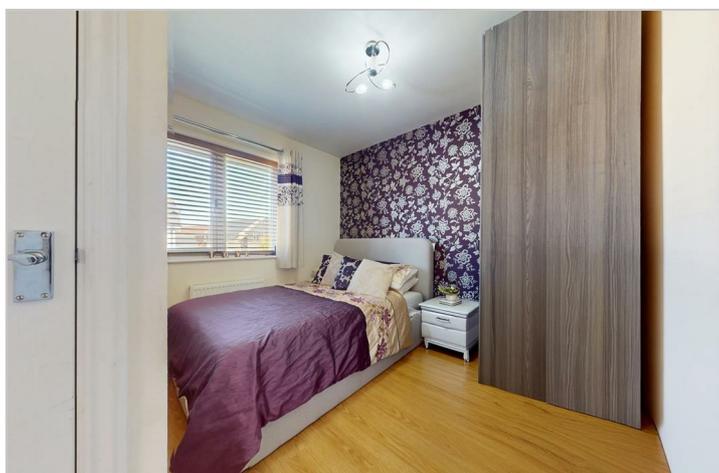
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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



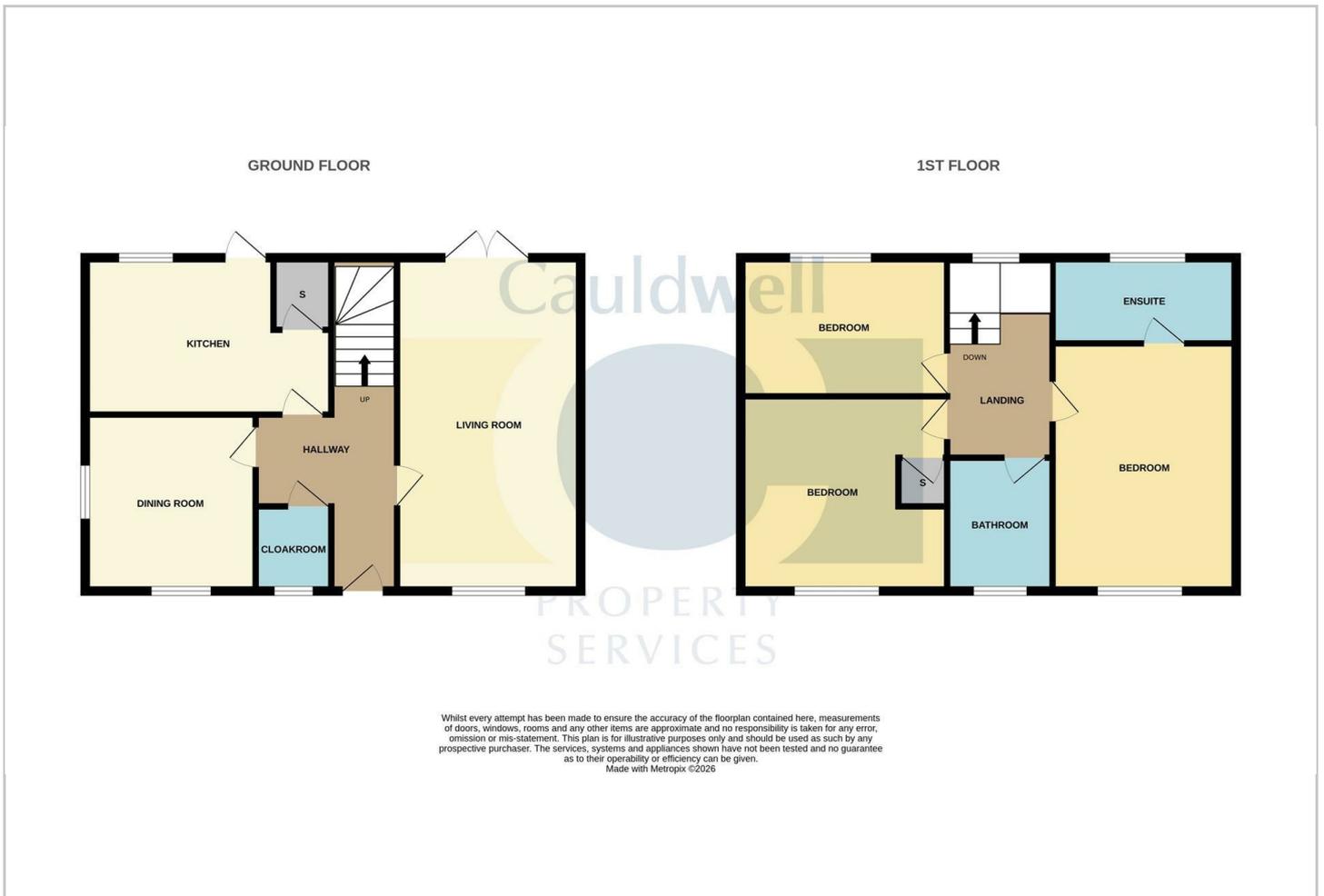
Hybrid Map



Terrain Map



Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.