



# Cauldwell

PROPERTY SERVICES



## 20 Harmans Cross

Broughton, Milton Keynes, MK10 7BL

Offers Over £480,000



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## ENTRANCE HALL

Composite door to front. Radiator. Stairs to first floor landing. Radiator. Stairs to first floor landing with understairs storage cupboard. Radiator.

## LIVING ROOM

21'9" x 10'3" (6.63 x 3.13)

Double glazed window to front and double glazed French doors to rear. Two radiators. Television and internet points.

## STUDY

10'10" x 7'3" (3.32 x 2.23)

Double glazed window to front. Radiator.

## KITCHEN/DINER

11'2" x 10'3" (3.42 x 3.14)

Double glazed window to rear. Fitted range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven, grill and four ring hob with extractor hood over. Plumbing for dishwasher. Integral fridge freezer. Radiator. Tiled flooring. Door to utility room.

## UTILITY ROOM

6'7" x 5'5" (2.02 x 1.66)

Double glazed door to rear. Fitted base unit with worksurface. Sink drainer and mixer tap. Plumbing for washing machine. Wall mounted boiler. Radiator. Extractor fan. Tiled flooring.

## CLOAKROOM

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

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator. Airing cupboard.

## BEDROOM ONE

11'6" x 11'5" (3.52 x 3.49)

Double glazed window to rear. Radiator. Built in double wardrobe. Door to ensuite.

## ENSUITE

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

## BEDROOM TWO

13'0" x 9'8" (3.97 x 2.95)

Double glazed window to front. Radiator.

## BEDROOM THREE

12'2" x 10'5" max (3.71 x 3.18 max)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

9'11" x 7'9" (3.04 x 2.37)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin. Shaver point. Radiator.

## FRONT GARDEN

Small paved and hedge area.

## REAR GARDEN

Mainly laid to lawn with rear patio area. Timber shed. Outside tap. Gated access to front.

## CARPORT AND OFF ROAD PARKING

Carport at rear with additional allocated parking space in front.

All measurements are approximate.

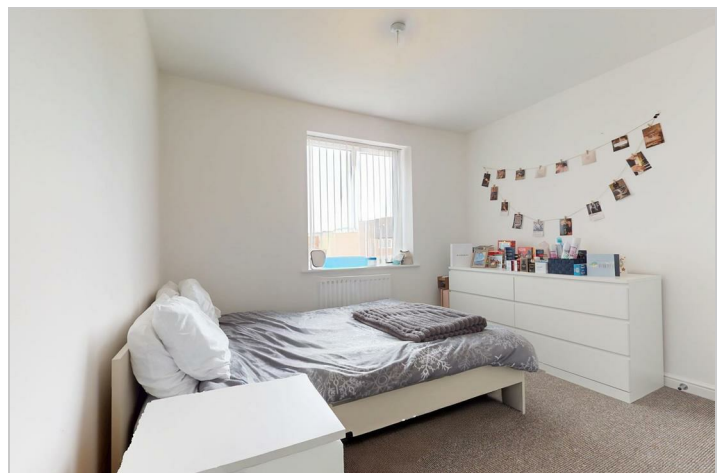
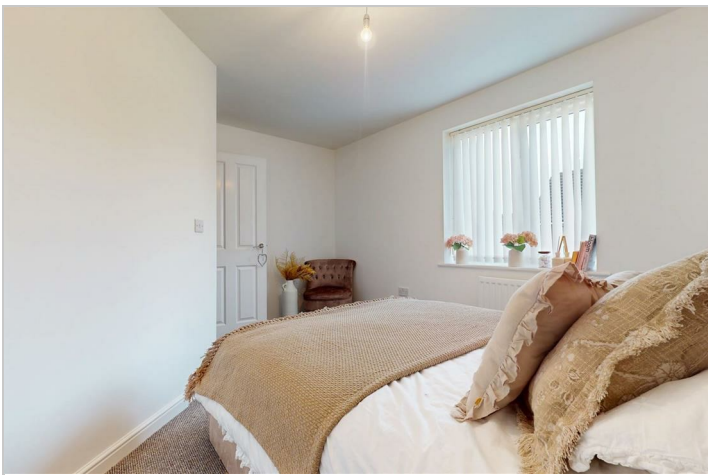
The area measurements are taken from the government EPC register.

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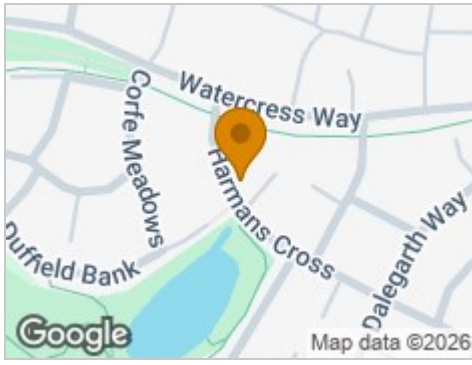
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## Road Map



## Hybrid Map



## Terrain Map



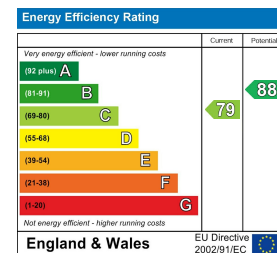
## Floor Plan



## 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



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