



41 Bluebell Gardens, Broughton, Milton Keynes,
Buckinghamshire, MK10 7EE

£435,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OPEN HOUSE - SATURDAY 5TH APRIL AT 1.30 – 2.30pm - CALL TO BOOK YOUR APPOINTMENT

Mason's Residential and thrilled to offer for sale this extended 4 bedroomed semi-detached family home in show home condition, with rear extension and study/family room with refitted kitchen. Broughton also falls under the much-desired Oakgrove schooling catchment.

Broughton holds a prime position with access directly onto the A5, M1 and the A4146 and is in easy reach of the Milton Keynes Central and Bletchley train stations. The property is close to an array of shops, amenities, schools and the beautiful towns of Woburn and Woburn Sands with their well-stocked high streets, being just a short drive away. Broughton is great for those seeking relaxed outdoor pursuits with Woburn woods and Woburn Golf Course with its three championship courses, close by.

The home comprises of; entrance hall, cloakroom, refitted kitchen/diner, leading to an extension housing the family room with bi-fold doors leading out to the rear landscaped garden.

Upstairs you will find off the first floor landing three bedrooms served by a refitted family bathroom. On the second floor you will find the master bedroom served by its own en-suite and an array of fitted wardrobes.

Outside you will find a landscaped enclosed rear garden with a side gate. There is an allocated car parking space for two cars on the driveway found to the side of the property.

FEATURES

- FOUR BEDROOMS
- CLOAKROOM
- REFITTED KITCHEN
- NO CHAIN
- A MUST SEE
- STUDY FAMILY ROOM



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

STUDY FAMILY ROOM

8' 0" x 9' 9" (2.44m x 2.97m)

KITCHEN DINER

21' 4" x 17' 2" (6.50m x 5.23m)

SITTING ROOM

17' 2" x 8' 10" (5.23m x 2.69m)

FIRST FLOOR

BEDROOM TWO

14' 7" x 8' 4" (4.45m x 2.54m)

BEDROOM THREE

12' 1" x 8' 4" (3.68m x 2.54m)

BEDROOM FOUR

8' 4" x 6' 3" (2.54m x 1.91m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM ONE

27' 5" x 13' 0" (8.36m x 3.96m)

EN SUITE TO MAIN BEDROOM

FRONT AND REAR GARDENS

OFF ROAD PARKING FOR TWO CARS

PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect.

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor.



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (79)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

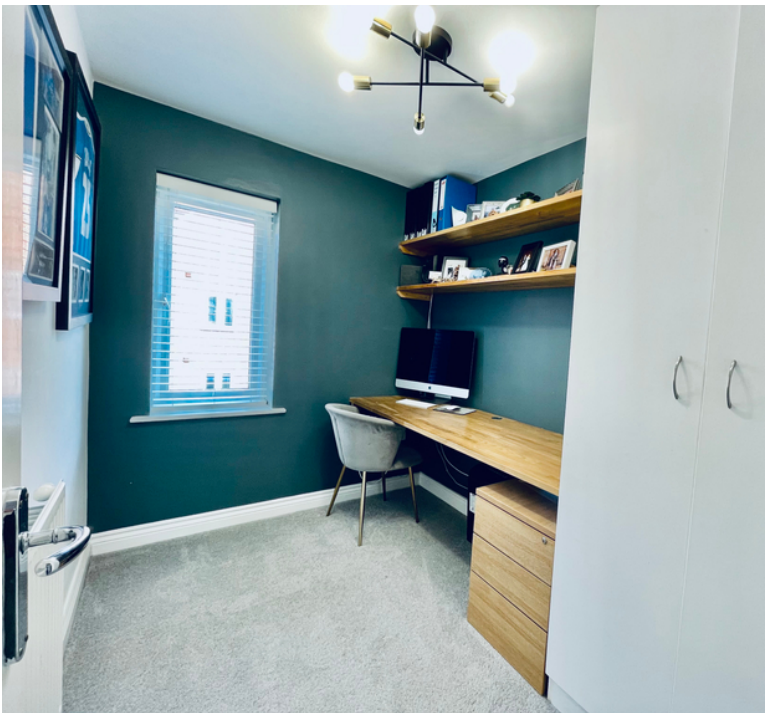
Are there any restrictions associated with the property?

No

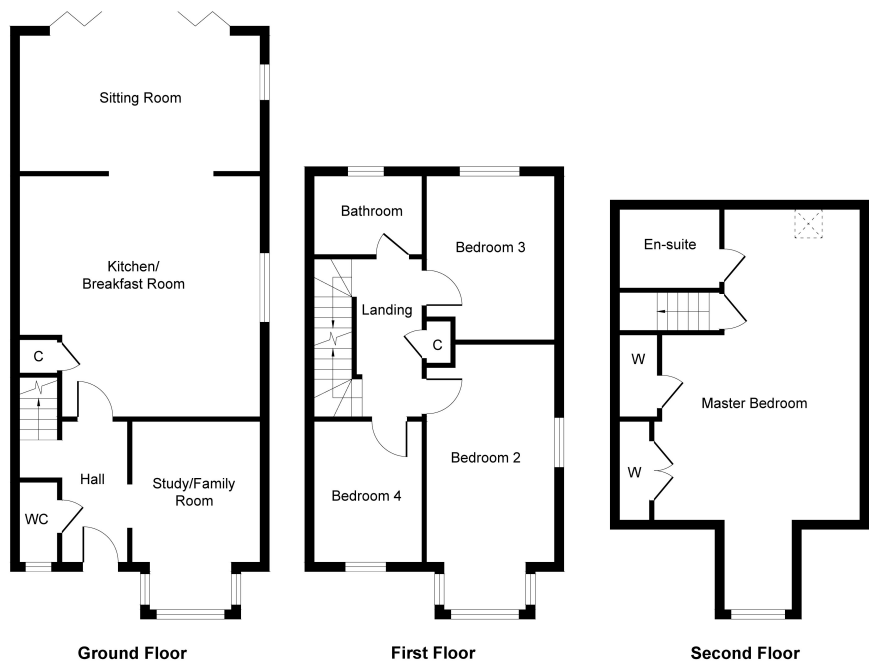
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





FLOORPLAN & EPC



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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