

# THOMAS CONNOLLY

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## 39 HIGHLAND DRIVE, BROUGHTON, MILTON KEYNES, MK10 7FA

For Sale | freehold | £365,000



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### Contact us:

#### Phone:

01908 77 44 22

#### Email

Sales@tcmk.co.uk

#### Address

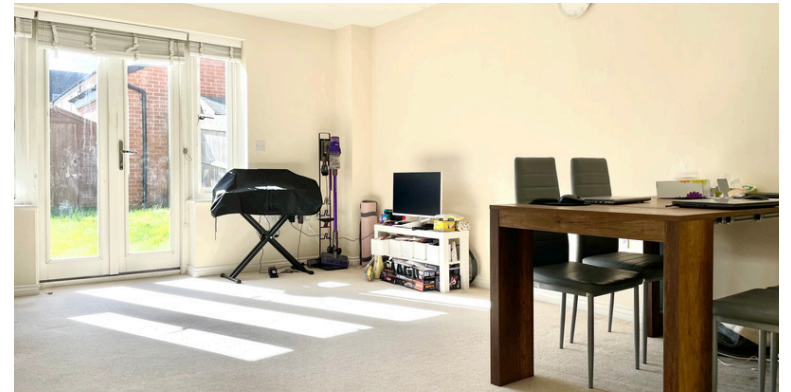
Thomas Connolly  
7 Rillaton Walk  
Brooklyn House  
MK9 2FZ

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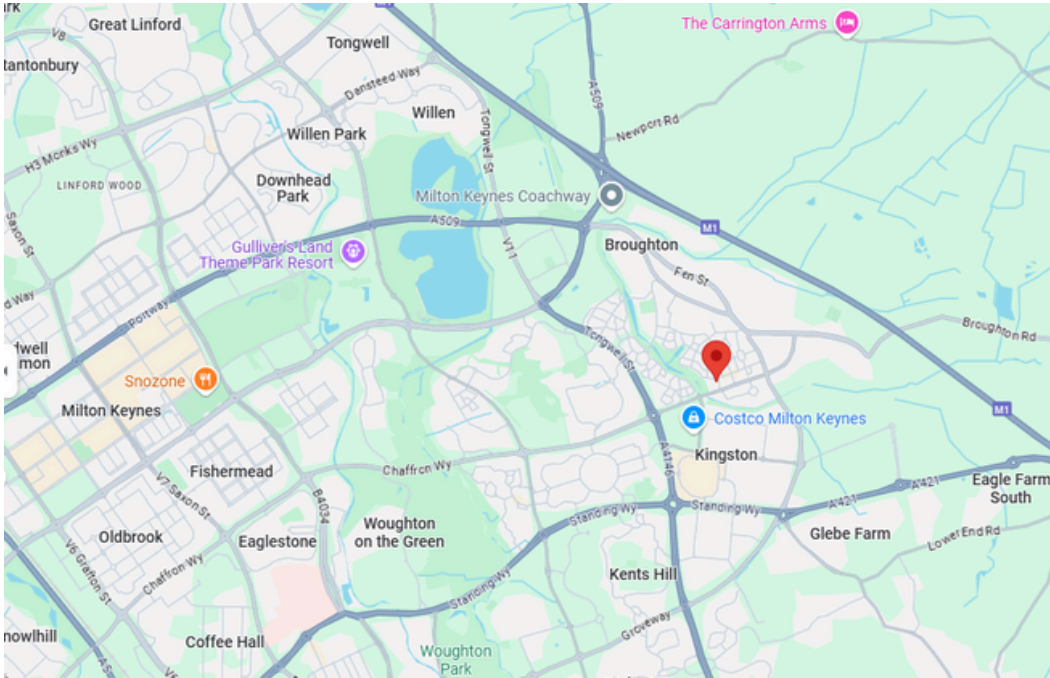
## Property Description

The ground floor features a stylish kitchen and a bright open-plan sitting and dining area, with French doors leading to the rear garden. On the first floor, there are two generously sized double bedrooms and a modern family bathroom. The entire top floor is dedicated to the master suite, complete with a private en-suite shower room, offering a peaceful retreat. Externally, the property benefits from a private rear garden, a single garage, and on-street parking. Located in the sought-after Broughton area, this home is within easy reach of excellent schools, local shops, and transport links, making it a fantastic choice for families and professionals alike.



# 39 Highland Drive, Broughton, Milton Keynes, MK10 7FA

## Location



Broughton is a popular and well-established residential area in Milton Keynes, offering a great mix of modern homes, green spaces, and excellent amenities. Known for its family-friendly environment and strong sense of community, Broughton features a variety of stylish apartments and spacious houses, many with contemporary designs and energy-efficient features. The area is surrounded by beautiful parkland, lakes, and walking trails, including access to Ouzel Valley Park, making it perfect for outdoor lovers. Broughton is also home to highly rated schools, such as Broughton Fields Primary School and Brooklands Farm Primary School, making it a fantastic choice for families. With great transport links, residents benefit from easy access to the M1 (Junction 14) and Milton Keynes Central Station, providing fast train services to London Euston in under 40 minutes. The nearby Kingston Shopping Centre offers supermarkets, shops, and dining options, while Centre:MK and The Hub provide even more retail and entertainment choices just a short drive away. Combining modern living, great schools, and excellent connectivity, Broughton is a fantastic place to call home in Milton Keynes.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		<b>88</b>
<b>B</b>		
(69-80)	<b>77</b>	
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



### Room Descriptions:

ENTRANCE HALL

KITCHEN

7' 7" x 11' 5" (2.31m x 3.48m)

SITTING ROOM / DINING ROOM

14' 7" x 16' 4" (4.45m x 4.98m)

FIRST FLOOR

BEDROOM TWO

13' 2" x 14' 7" (4.01m x 4.45m)

BEDROOM THREE

14' 5" x 7' 8" (4.39m x 2.34m)

FAMILY BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)

SECOND FLOOR

BEDROOM ONE

19' " x 14' 7" (NaNm x 4.45m)

EN-SUITE TO BEDROOM ONE

6' 0" x 6' 4" (1.83m x 1.93m)

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. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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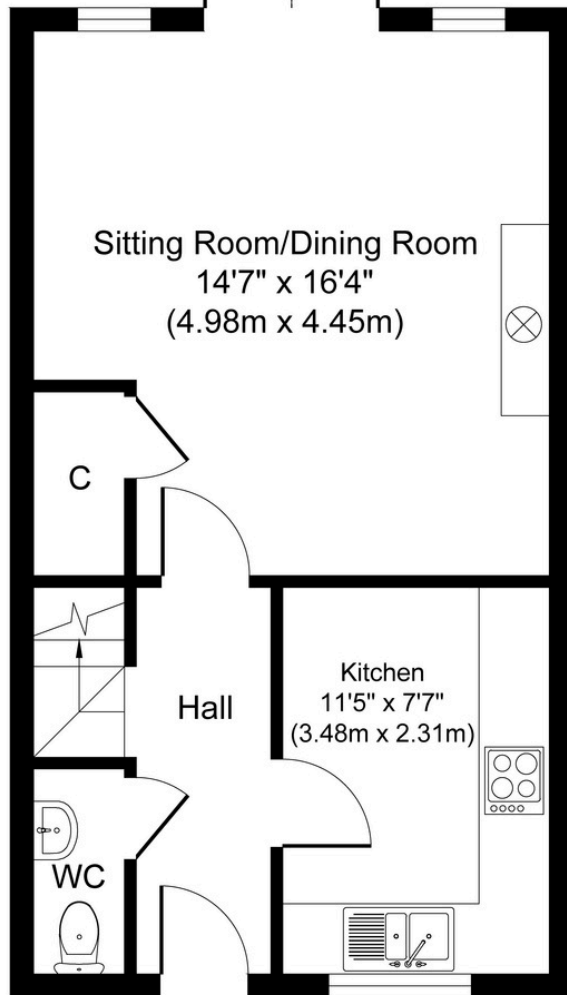
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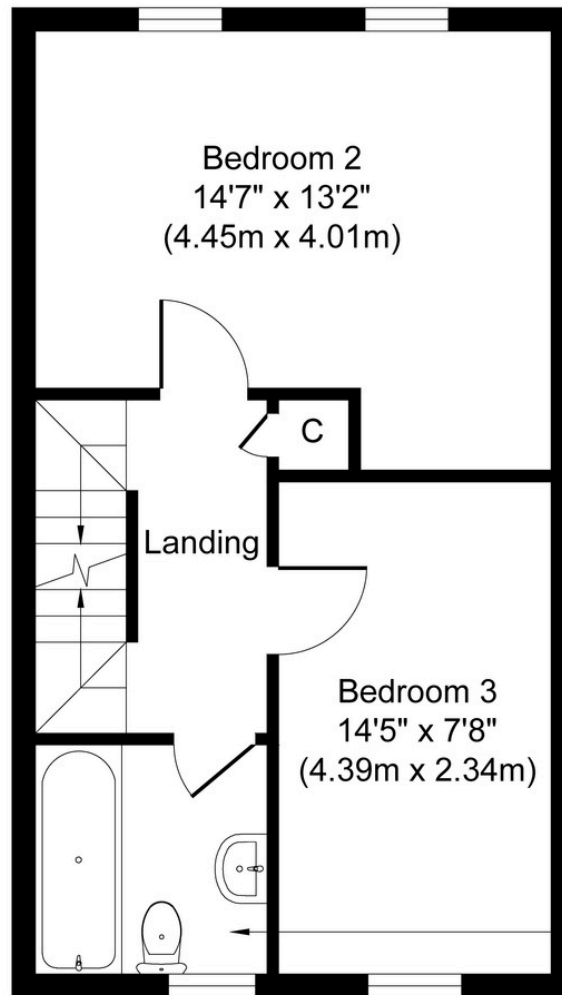


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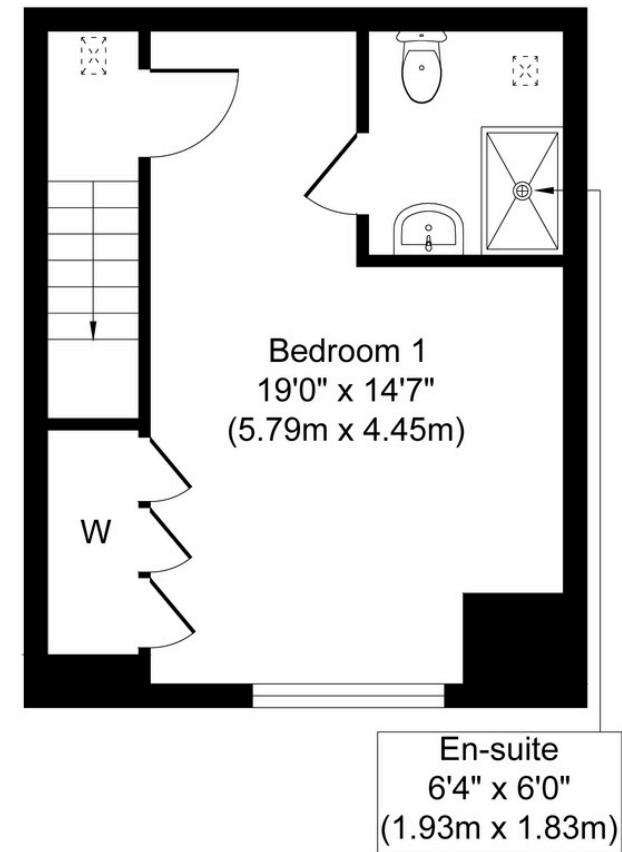
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**Ground Floor**



**First Floor**



**Second Floor**

**Approx. Gross Internal Floor Area 1,051 sq. ft / 97.53 sq. m**

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. 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.