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Knowlhill, Milton Keynes, MK5 8FT

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**252 Newport Road, Broughton, Milton  
Keynes, Buckinghamshire, MK10 7AP**

**£375,000 Freehold**

- FOUR BEDROOM
- GREAT TRANSPORT LINKS
- MASTER BEDROOM OVER WHOLE TOP FLOOR
- CARPORT AND DRIVEWAY FOR 3 CARS
- LARGE LIVING ROOM / DINING ROOM
- EPC Rating B



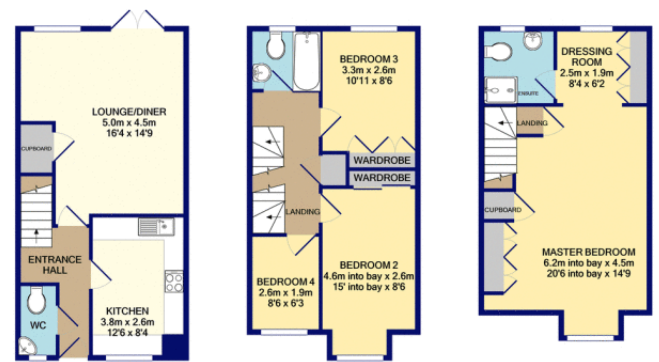
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## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<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		
		EU Directive 2002/91/EC
		England, Scotland & Wales



GROUND FLOOR  
APPROX. FLOOR  
AREA 39.3 SQ.M.  
(423 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 37.6 SQ.M.  
(405 SQ.FT.)

2ND FLOOR  
APPROX. FLOOR  
AREA 35.3 SQ.M.  
(380 SQ.FT.)

TOTAL APPROX. FLOOR AREA 112.2 SQ.M. (1208 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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