



Cauldwell

PROPERTY SERVICES



1 Churston, Milton Keynes, MK10 7BJ

£500,000

CAULDWELL are delighted to offer for sale this beautifully presented four bedroom link-detached home, located in the highly sought-after area of Broughton — ideally positioned within close proximity to the Kingston District Shopping Centre and offering easy access to Junctions 13 and 14 of the M1 motorway.

This stunning family home has been thoughtfully designed throughout and boasts a spacious and welcoming entrance hall, a downstairs cloakroom, a bright and airy living room with a feature bay window, and a stylish kitchen/dining room complete with a breakfast bar and integrated appliances — ideal for modern family living and entertaining.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, and a modern family bathroom with both bath and separate shower.

Externally, the property benefits from an enclosed rear garden, a garage, and a carport driveway providing off-road parking. Council tax band E. Energy rating C.

Location:

Broughton is situated to the East of Milton Keynes and is a popular area for families and commuters alike. It offers excellent local amenities including a local centre, primary and secondary schools, and is just a short distance from the extensive shopping and leisure facilities of the Kingston Centre — home to a Tesco Extra, Boots, and a range of high street stores and eateries. Willen Lake, Central Milton Keynes Shopping Centre, and the mainline train station (with direct links to London Euston) are all within a short drive.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Skimmed ceiling. Double doors to living room. Door to kitchen/dining room. Understairs storage cupboard. Door to cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor.

LIVING ROOM 19'1" x 11'5" (5.82 x 3.50)

Double glazed bay window to front. Radiator. Coving to skimmed ceiling. Feature electric fire and surround. Two radiators.

KITCHEN/DINING ROOM 11'1" x 19'10" (3.38 x 6.05)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in double oven, four ring gas hob and extractor. Built in fridge freezer, dishwasher and washing machine. Breakfast bar. Double glazed French doors and windows to rear. Wall mounted concealed boiler. Double paneled radiator. Skimmed ceiling with inset lighting. Feature floor lighting.

FIRST FLOOR LANDING

Doors to all rooms. Airing cupboard. Access to loft. Radiator. Skimmed ceiling.

BEDROOM ONE 9'10" x 17'8" (3.0 x 5.41)

Double glazed window to front and rear. Fitted bedroom furniture. Skimmed ceiling. Access to loft. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin. Part tiled walls. Shaver point. Extractor. Skimmed ceiling with inset lighting. Heated towel rail.

BEDROOM TWO 10'3" x 14'9" (3.14 x 4.52)

Soft close fitted wardrobes. Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 11'0" x 9'1" (3.36 x 2.78)

Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM FOUR 10'6" x 7'4" (3.21 x 2.26)

Four door soft close fitted wardrobe. Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over. low level wc and wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Shaver point. Extractor. Skimmed ceiling with inset lighting.

REAR GARDEN



Enclosed and laid mainly to lawn with decking area. Wooden fence and brick wall surround. Outside tap.

SIDE GARDEN

Double length car port leading to garage.

GARAGE



Up and over door.

All measurements are approximate. 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.

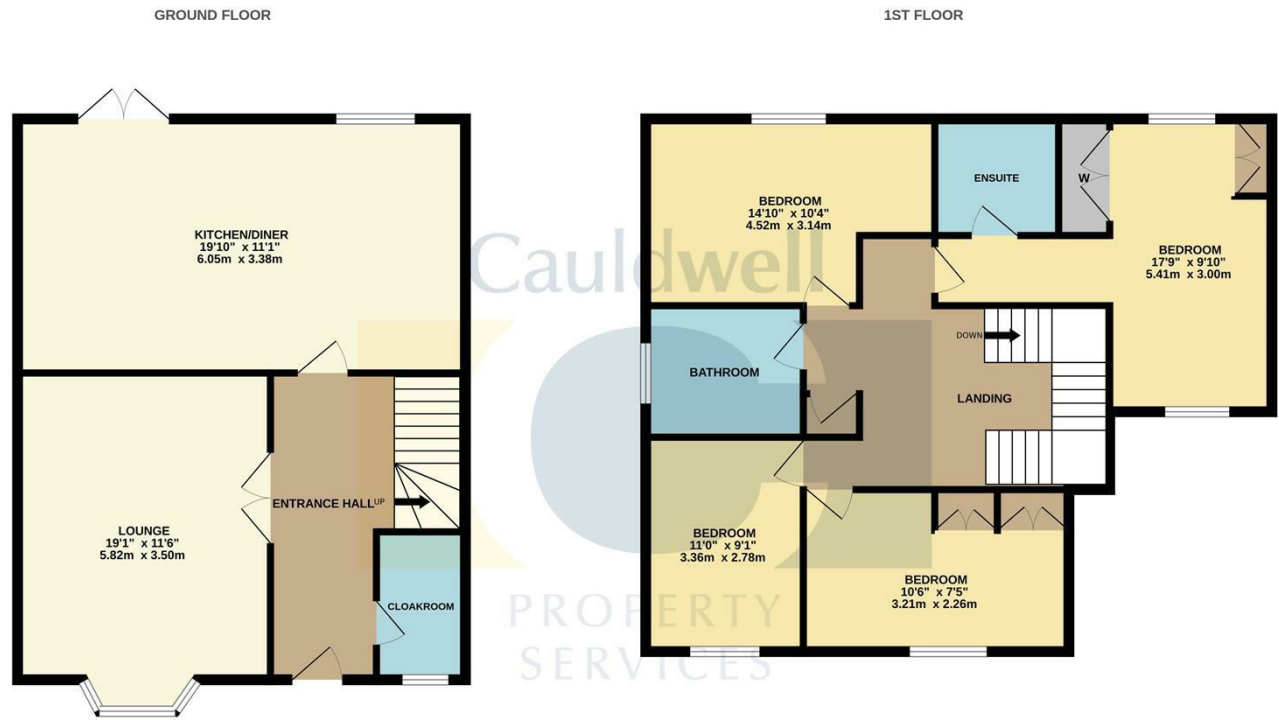
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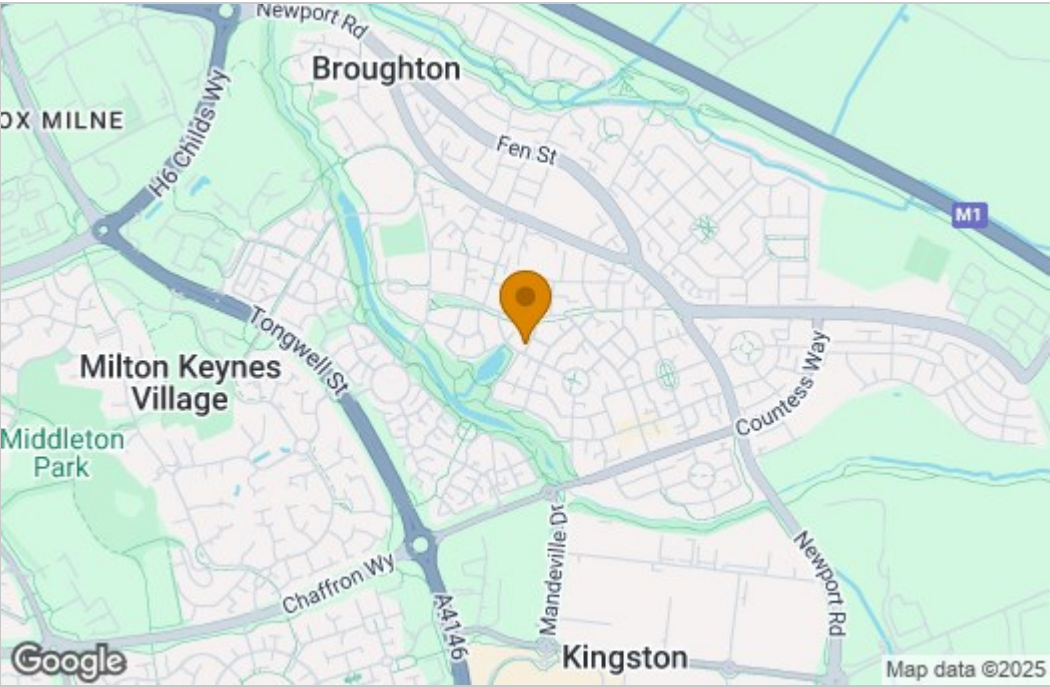
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Floor Plan

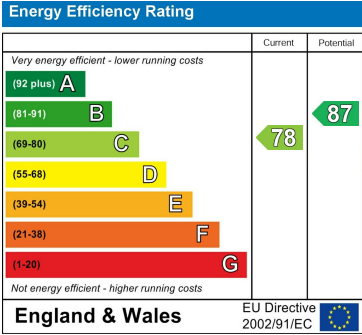


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Area Map



Energy Efficiency Graph



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