



Halesworth Avenue, Broughton, MK10 7NN

Price: £400,000 Freehold



Located in the popular Broughton residential area, just off Newport Road, this modern and neutrally decorated three-bedroom semi-detached home is within walking distance of local schools, making it an excellent choice for families or those looking to downsize.





# Halesworth Avenue

## Broughton, MK10 7NN



Broughton offers all the requirements of family living, schooling, linear parkland, local shops and amenities. Nearby is the Kingston Retail Park with a large supermarket, various shops and restaurants. The M1 motorway and the A421 Bedford Bypass is a short drive as well as Central Milton Keynes with its large shopping centre, leisure facilities and mainline train station.



Upon entering, the hallway provides access to the downstairs cloakroom, kitchen/diner, and lounge, with stairs leading to the first floor.

The stylish kitchen/diner is well-equipped with a range of white units and drawers, complemented by a built-in double oven, hob with a chimney-style extractor, and integrated appliances, including a dishwasher, washing machine, and fridge freezer. The bright and inviting lounge is positioned at the rear of the property, featuring double doors that open onto the garden.

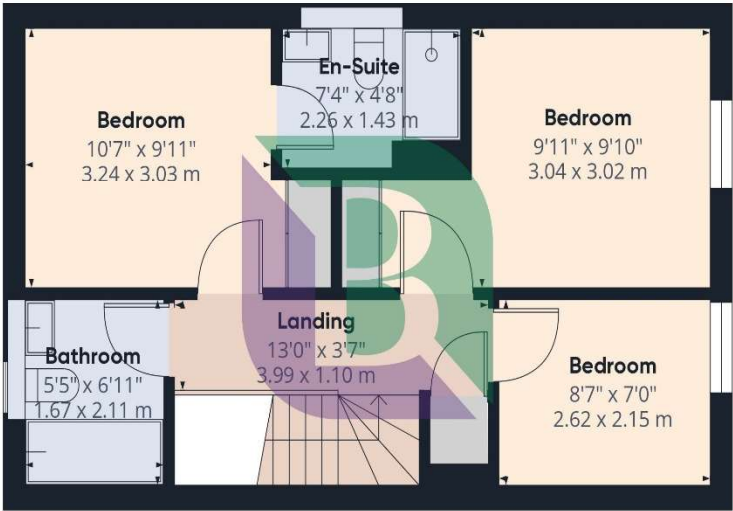
Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a master with its own en-suite. The family bathroom is beautifully finished with a white suite, a bath with an overhead shower, a heated towel rail, and elegant tiling.

To the rear is an enclosed mainly lawned garden with a patio and shrub borders, there is gated access to the side driveway with carport. There is a small garden area to the front and to the side a driveway and carport providing off road parking for two vehicles.

This fantastic home offers modern living in a prime location—viewing is highly recommended.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
910.42 ft<sup>2</sup>  
84.58 m<sup>2</sup>

(1) Excluding balconies and terraces

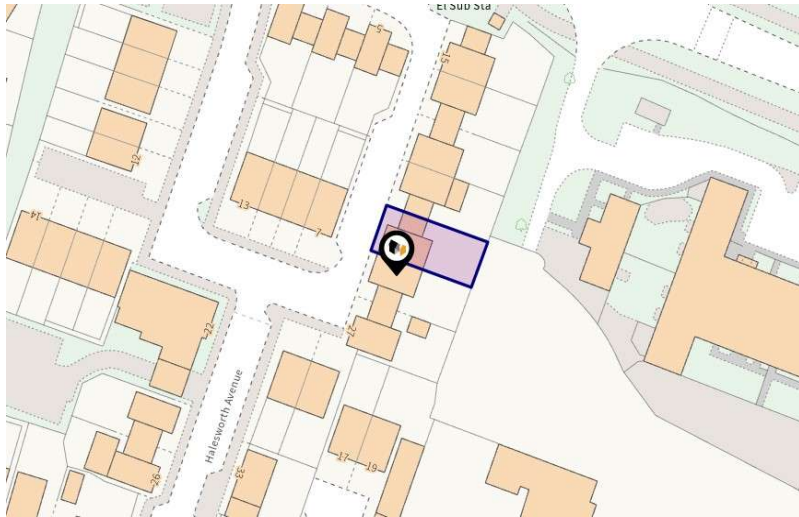
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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