



Wenford, Milton Keynes, MK10 7AN





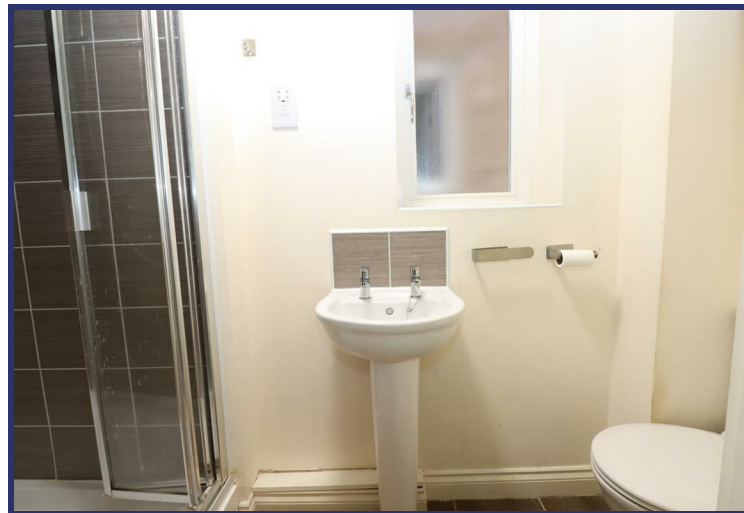
**29 Wenford  
Broughton  
Milton Keynes  
MK10 7AN**

**£405,000**

**Carters are delighted to offer for sale this versatile four bedroom family home, located within the popular location of Broughton.**

The accommodation briefly comprises of an entrance hall, shower room, kitchen/diner and the study/bedroom 5 located on the ground floor. On the first you will find the lounge, two bedrooms and the family bathroom. The top floor offers two double bedrooms both with en-suite shower rooms. To the exterior, the has a fully enclosed rear garden and allocated parking to the rear for two vehicles.

- A FOUR/FIVE BEDROOM FAMILY HOME
- GROUND FLOOR SHOWER ROOM
- KITCHEN/DINER
- GROUND FLOOR STUDY/BEDROOM 5
- FIRST FLOOR LOUNGE WITH JULIET BALCONY
- EN-SUITE SHOWER ROOMS TO TWO BEDROOMS & A FAMILY BATHROOM
- GAS TO RADIATOR CENTRAL HEATING (NEW BOILER JANUARY 2025)
- OFF ROAD PARKING FOR 2 VEHICLES





### Ground Floor

The property is entered via a part glazed front door into the entrance hall. Staircase to the first floor landing. Doors to kitchen/diner, cloakroom, study/bedroom five and a door to the shower room.

The shower room has a suite comprising low level w.c., wash hand basin and a shower cubicle. Obscure double window to the side aspect.

The study/bedroom five is located to the front of the property with a double glazed window to the front aspect.

The spacious kitchen/diner is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with a four ring gas hob with extractor hood over. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Wall mounted concealed central heating boiler (new from January 2025). Double glazed window to rear aspect. Glazed French door opening onto the rear garden.

### First Floor Landing

Doors to lounge, two bedroom and the family bathroom.

The lounge is located to the front of the property with a Juliet balcony and a window to the front aspect.

Bedrooms three and four are located to the rear with double glazed windows overlooking the rear garden.

The family bathroom has a suite comprising low level w.c., wash hand basin and a panel bath with a hand-held shower attachment. Obscure double glazed window to the side aspect.

### Second Floor Landing

Access to loft.

The master bedroom has two double glazed windows to the front aspect. A door leads to the en-suite comprising low level w.c., wash hand basin, and a double width shower.

The guest bedroom/bedroom two is located to the rear aspect with two double glazed windows overlooking the rear garden. Linen cupboard.

### Gardens & Parking

The small front garden has a path to the front door. Service meter cupboard.

The rear garden is fully enclosed by timber fencing. Laid to lawn. Timber shed to remain. Path leading to gated rear access which leads to allocated parking for two vehicles.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band E.

### Location - Broughton

Broughton is located on the eastern flank of Milton Keynes, ideally located for the commuter with junction 14 on the M1 a few minutes drive away and approximately 10 minutes by car to Central Milton Keynes and the mainline railway station to London Euston and the north. An attractive brook and landscaping runs through the centre of Broughton giving access to attractive walks and parkland including children's play areas and a skate park. Broughton has a local centre with a variety of shops and the adjacent Kingston district has extensive shopping facilities including a 24 hour Tesco and a large commercial district offering good employment opportunities.

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



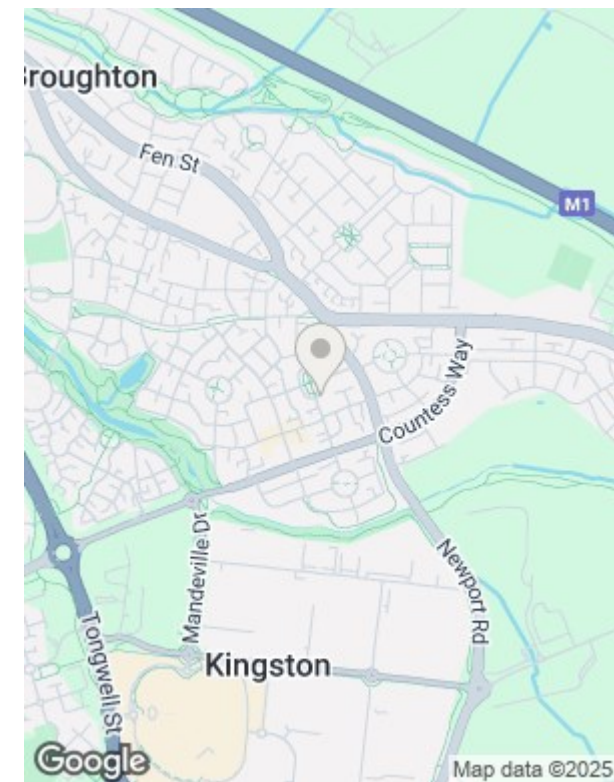
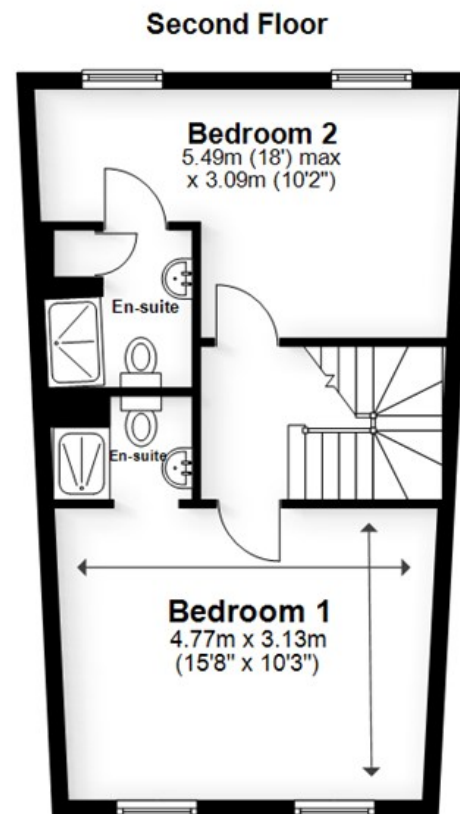
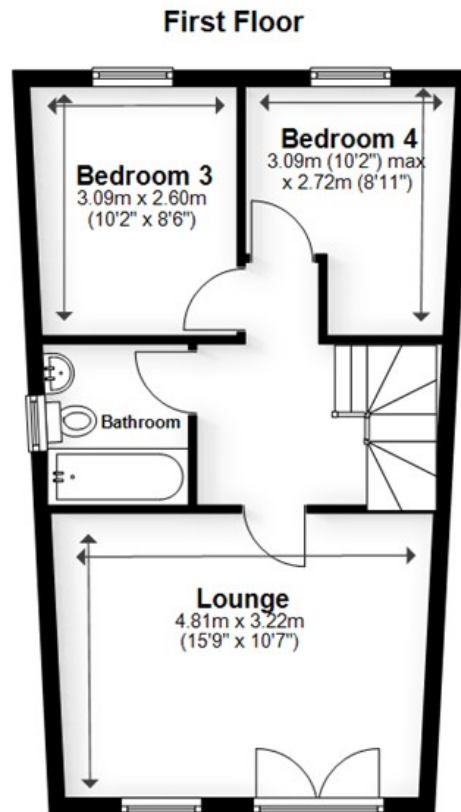
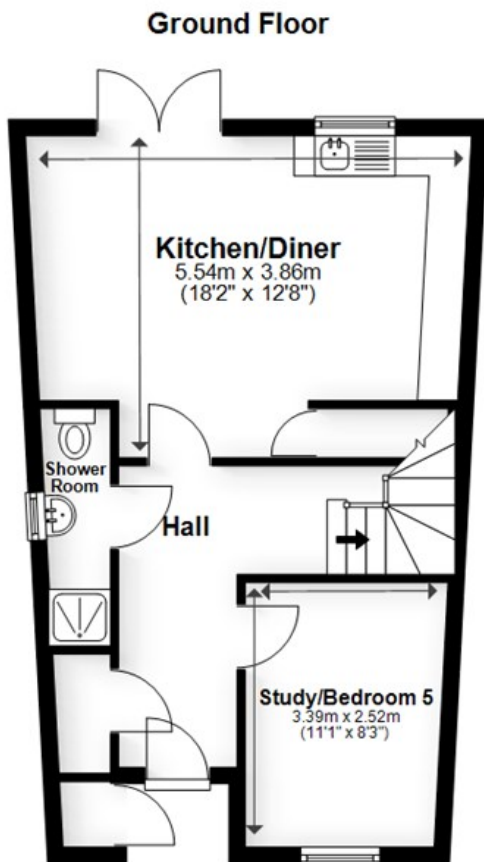












### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

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🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	89
		EU Directive 2002/91/EC	



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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.