
Guide Price
£340,000
Freehold
123
THOMAS CONNOLLY
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THOMAS CONNOLLY

# 123 Warwick Avenue, Broughton, Milton Keynes, Buckinghamshire MK10 7BY





## Summary of Property

Thomas Connolly Estate Agents are delighted to present this three-bedroom end-of-terrace home, ideally situated within the popular area of Broughton, Milton Keynes. Offered for sale with no upper chain, the property provides well-proportioned accommodation throughout and would make an excellent family home or purchase for a first-time buyer.

The property is entered via an entrance hall, which provides access to the main ground-floor accommodation and includes a convenient downstairs cloakroom. There is a separate kitchen, providing a dedicated space for cooking and storage, alongside a well-proportioned sitting/dining room.

The sitting/dining room provides a versatile main living space, with ample room for both comfortable seating and a dining area. French doors open directly from this room onto the rear garden, creating a pleasant connection between the internal and external space. The garden is a particularly good size for this style of property and its location, providing a useful outdoor space for relaxing, entertaining or enjoying with the family.

The staircase rises from the entrance hall to the first floor, where there are three bedrooms and the family bathroom. The accommodation includes a single bedroom, a further well-proportioned double bedroom and a principal bedroom which benefits from its own en-suite shower room. The family bathroom serves the remaining bedrooms.

Externally, the property benefits from a good-sized rear garden, while two allocated parking spaces are positioned to the rear, providing convenient off-road parking. Broughton is a highly regarded residential area, popular with families and professionals due to its excellent range of local amenities, schooling and green spaces. The property is also well positioned for access to Kingston District Centre, Central Milton Keynes and the M1 motorway, with excellent road and transport links providing convenient access to the surrounding areas.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

In accordance with government legislation and HMRC Anti-Money Laundering (AML) regulations, all purchasers whose offer is accepted are required to complete digital identity verification and source of funds checks. These checks are carried out by a specialist third-party provider. The cost is £60 inc VAT per transaction, payable directly to the provider. This fee is non-refundable.

# Room Descriptions

## Entrance hall

**Kitchen**
8' 2" x 10' 4" (2.49m x 3.15m)

**Sitting / dining room**
15' 1" x 13' 7" (4.60m x 4.14m)

**Cloakroom**

## First floor landing

**Third bedroom**
6' 4" x 6' 10" (1.93m x 2.08m)

**Second bedroom**
8' 5" x 10' 3" (2.57m x 3.12m)

**Principle bedroom**
8' 4" x 11' 4" (2.54m x 3.45m)

**En-suite to principle bedroom**

## Private rear garden

## Allocated parking for two cars

**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.

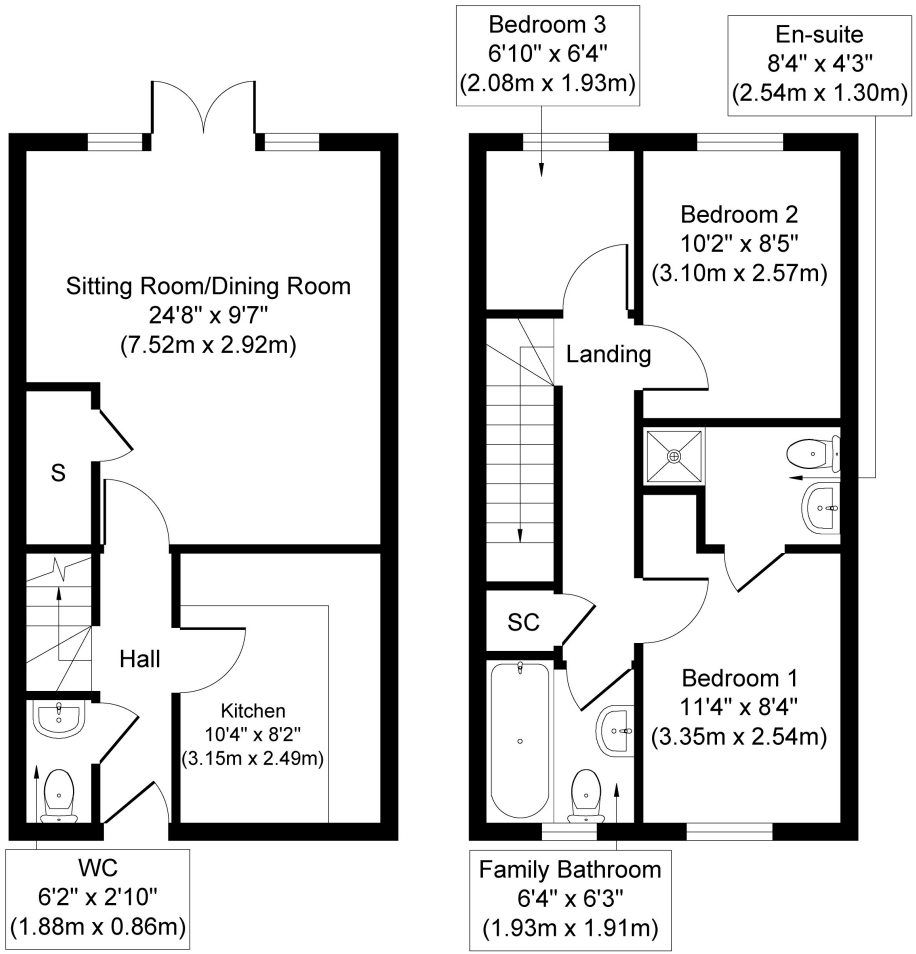






Floorplan

# THOMAS CONNOLLY




**Ground Floor** **First Floor**

**Approx. Gross Internal Floor Area 700 sq. ft / 64.98 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.

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7, Rillaton Walk, Milton Keynes, MK9 2FZ 01908 77 44 22 info@thomasconnolly.co.uk