



CHRIS DURRANT POWERED BY exp TM UK

@ chris.durrant@exp.uk.com

🌐 chrisdurrant.exp.uk.com

☎ 07595 473 891

Salford Road, Aspley Guise, Milton Keynes, MK17 8HY

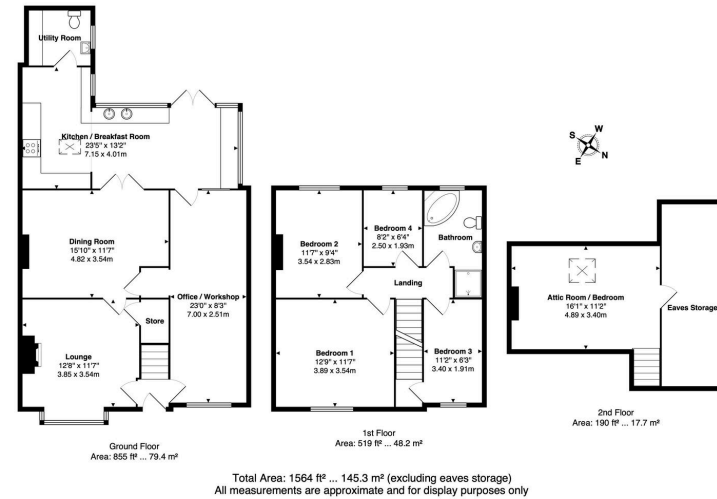
Offers Over £500,000

4 2 2



- Sought after village location
- Four bedrooms
- Three reception rooms
- Extended home
- Attic/playroom and storage
- Good amount of off road parking
- Westerly facing rear garden
- Cloak room/utility room
- For all enquiries please quote CD0104





Located in the sought after village of Aspley Guise is this superb four bedroom home dating back to 1937. This property has been extended and upgraded by the current owners to create a home they have loved for many years. The living space is in the region of 1500 sq ft and a good size plot; three reception rooms, kitchen/conservatory, utility/cloakroom, four bedrooms, bathroom with four piece suite attic/office/play room, mature rear garden ample off road parking. Mature rear garden with decking area abutting the rear of the home. This lovely home in a beautiful and well regarded village.

Please quote CD0104 for all enquiries

Energy performance certificate (EPC)																																		
73 Safford Road Aspley Guise MK17 8JF	Energy rating D	Valid until: 21 July 2032																																
		Certificate number: 9419-1008-6203-7002-0204																																
Property type	Semi-detached house																																	
Total floor area	152 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>← D</td> <td>→ C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	← D	→ C	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 50</p>
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