



**Connells**

Kalman Gardens  
Old Farm Park Milton Keynes



### Property Description

Offered for sale in good decorative order is this three bedroomed detached family home situated within a cul de sac in the popular area of Old Farm Park. The property is in close proximity to local amenities including the popular Walton High School, the A5 and M1 junction 14. The accommodation briefly comprises of Entrance Hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom and front and rear gardens. The property also benefits from a large log cabin in the garden which has been converted to a home office. Viewing is highly recommended.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Double glazed front door. Doors to lounge and cloakroom.

### Cloakroom

Two piece suite comprising of low level WC and pedestal wash hand basin. Frosted glass double glazed window to front aspect.

### Lounge

12' 4" max x 16' max ( 3.76m max x 4.88m max )

Double glazed window to front aspect. Stairs leading to first floor. Door to kitchen/diner. Wall mounted radiators.

## Kitchen/diner

15' 11" x 9' 3" ( 4.85m x 2.82m )

Double glazed window to rear. Double glazed doors to rear. Wall and base units with worksurfaces over. Electric hob with cooker hood over. Plumbing for washing machine. Part tiled. Built in double oven. Wall mounted radiator. Stainless steel sink with mixer taps over.

## Landing

Stairs from ground floor. Doors to all bedrooms and family bathroom.

## Bedroom One

10' 8" x 9' 1" ( 3.25m x 2.77m )

Double glazed window to front aspect. Storage cupboard. Wall mounted radiator.

## Bedroom Two

8' 8" x 4' 10" ( 2.64m x 1.47m )

Storage cupboard. Double glazed window to rear aspect.

## Bedroom Three

7' x 8' 11" ( 2.13m x 2.72m )

Double glazed window to rear. Wall mounted radiator.

## Family Bathroom

Three piece suite comprising single panelled bath with shower attachment, low level WC and pedestal wash hand basin. Part tiled. Wall mounted radiator.

## Front Garden

Paved area to front and side leading to garage. Electric charging point.

## Garage

Single garage with up and over door, power and light.

## Rear Garden

Mainly laid to lawn with wooden panelled fencing surround. Patio area. Door access to garage.

## Log Cabin/office

Large log cabin/office with power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WNT306734](http://connells.co.uk/Property/WNT306734)**

**EPC Rating: C**

Tenure: Freehold



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