



Connells

Menday Gardens
Wavendon Milton Keynes



Property Description

Connells are delighted to present to the market this four double bedroom executive home on the sought after Hayfield Oaks development. In brief to comprise of large entrance hall, kitchen/diner/utility room, study, lounge, cloak room. Four double bedrooms, two ensuites, family bathroom, gym, garage, front and rear gardens.

This beautiful property is situated a short walk from Frosts Garden Centre where you can enjoy a cream tea and the local railway which links to either Bletchley or Bedford. A short drive away from the Kingston shopping centre where there is a large supermarket and other retail shops. Woburn Sands High Street is also within a short walking distance, providing local shopping facilities including several restaurants, pubs and a chemist.

Entrance Hall

Double glazed door to front aspect. Open fresh whitewashed walls. Spotlights to ceiling. Underfloor heating. Tiled flooring. Under stair cupboard, stairs to first floor accommodation. Doors to lounge, kitchen/diner, study, cloakroom.

Cloakroom

A two-piece suite comprising of low-level W.C wash hand basin, Double glazed frosted glass window to side aspect. Inset mirror. Spotlights in ceiling. Tiled floor. Part tiled.

Lounge

15' 9" x 17' 5" (4.80m x 5.31m)
Double glazed bay window to side aspect and French doors to rear aspect. Under floor heating. Spotlights to ceiling.

Kitchen/Diner

22' 9" x 15' 11" (6.93m x 4.85m)
Fitted kitchen to comprise of low- and high-level units with Corian work surface over. Dining island with Corian over with inset induction hob, elevating extractor fan. One and half bowl inset sink with mixer tap over, integrated "Meile" four ovens (Steamer, two ovens, microwave), integrated dishwasher, integrated fridge freezer, tiled under floor heating, sunken spot lights, bi fold doors to rear aspect, double glazed bay window to front aspect, and door to utility room

Utility Room

Wall mounted cupboards. Large sink with mixer taps over. . . One head height cupboard houses the boiler. Spotlights in ceiling. Tiled floors. Spaces for washing machine and tumble dryer. Sunken spotlights, and double-glazed door to rear aspect.

Study

9' 1" x 8' 4" (2.77m x 2.54m)
Double glazed window to front aspect and under floor heating.

Landing

Storage cupboard housing the hot water tank.

Bedroom One

12' 5" x 16' 2" (3.78m x 4.93m)

Double glazed window to rear aspect. Radiator and fitted wardrobes. En-suite. Spotlights to ceiling. radiator, and door to en-suite.

En-Suite

A Three-piece suite comprises of low-level W.C wash hand basin vanity unit, Double glass shower unit. Spotlights to ceiling. Tiled from floor to ceiling. wall mounted mirror, heated towel rail, and double-glazed frosted glass window to rear aspect.

Bedroom Two

11' 1" x 16' 4" (3.38m x 4.98m)

Double glazed window to rear aspect. Wall mounted radiator. Fitted wardrobes. En-suite. Spotlights to ceiling.

En- Suite

A Three-piece suite comprises of low-level W.C wash hand basin vanity unit, Double glass shower unit. Spotlights to ceiling. Tiled from floor to ceiling. wall mounted mirror, heated towel rail

Bedroom Three

9' 8" x 16' 4" (2.95m x 4.98m)

Double glazed window to front aspect. Radiator. Spotlights to ceiling. Electric under floor heating.

Bedroom Four

9' 8" x 16' 4" (2.95m x 4.98m)

Double glazed windows. to front and side aspect. Radiator. Spotlights in ceiling. and radiator.

Family Bathroom

A three-piece suite to comprise of single panel bath with rain shower over, low level WC, wash hand basin. heated towel rail, part tiled and double-glazed frosted glass window to front aspect.

Gym/Converted Garage

9' 4" x 19' (2.84m x 5.79m)

Part converted garage with French doors and double-glazed window, Doors to single garage.

Garage

10' x 20' 1" (3.05m x 6.12m)

Power and light, up and over doors

Front Garden

Turf to front garden with feature planting, path to front and rain porch.

Rear Garden

Mainly laid to lawn, patio area, tap, wooden panel fence surround, various shrubs and bushes., gate to driveway.

Driveway

Parking for up to four vehicles.

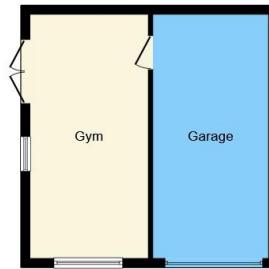




Ground Floor



First Floor



Outbuilding



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

To view this property please contact Connells on

T 01908 691606
E walnuttree@connells.co.uk

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: E

view this property online connells.co.uk/Property/WNT307809

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WNT307809 - 0007