



**Connells**

Coaley Drive  
Eagle Farm South Milton Keynes



# Coaley Drive Eagle Farm South Milton Keynes MK17 7DD

for sale  
**£380,000**



## Property Description

We are delighted to offer this beautifully presented modern three-bedroom town house located in the popular area of Eagle Farm South.

Accommodation consists of large kitchen/dining room with a range of wall and base units, open plan kitchen lounge, master bedroom with en-suite, two further bedrooms and family bathrooms! This property offers both front and rear gardens, and parking for two vehicles.

This property also benefits from a number of local parks and green areas close by, ideal for families or dog walkers. The property is within close proximity from an array of well-regarded primary and secondary schools.

## Entrance Hall

Entrance hall leads to downstairs cloakroom, storage cupboards, stairs to landing.

## Study

8' 8" x 5' 9" ( 2.64m x 1.75m )

Reception room currently used as study. Double glazed window to front aspect. Wall mounted radiator. Laminate flooring.

## Downstairs Cloakroom

Downstairs cloak consists of a low-level W.C sink with pedestal.

## Lounge

14' 1" x 12' 8" ( 4.29m x 3.86m )

Double glazed French doors to rear garden. Laminate flooring. TV point. Wall mounted radiator.

## Kitchen

12' 8" x 11' 7" ( 3.86m x 3.53m )

Open plan kitchen/diner, stainless steel sink with drainer with mixer tap, cupboards and worktops, under cupboard lighting, space for dishwasher, under stairs storage cupboard. Spotlights to ceiling.

## First Floor

### Landing

Landing to master bedroom with ensuite to the front aspect. Lounge/reception room to back aspect.

### Lounge

12' 4" x 11' 8" ( 3.76m x 3.56m )  
First floor reception room/lounge, double glazed window to rear aspect. Wall mounted radiator, carpeted flooring.

### Bedroom One

12' 10" x 10' 1" ( 3.91m x 3.07m )  
Double glazed floor to ceiling window, in addition to a second window. Carpeted flooring. Mirrored wardrobes. Wall mounted radiator. Ensuite.

### En-Suite

En-suite comprises of three-piece suite shower unit, low level W.C sink with pedestal.

## Second Floor

### Bedroom Two

12' 6" x 11' 4" ( 3.81m x 3.45m )  
Double glazed window to rear aspect. Storage cupboard. Carpeted flooring. Wall mounted radiator.

### Bedroom Three

12' 7" x 9' 2" ( 3.84m x 2.79m )  
Double glazed window to front aspect. Carpeted flooring. Wall mounted radiator.

## Family Bathroom

Family bathroom consists of three-piece suite bath, low level W.C sink. Wall mounted radiator. Part tiled.

## Outside

### Front Garden

Well maintained front of property with path to part glazed front door. Raised shrubs garden box beds. Side access to back garden.

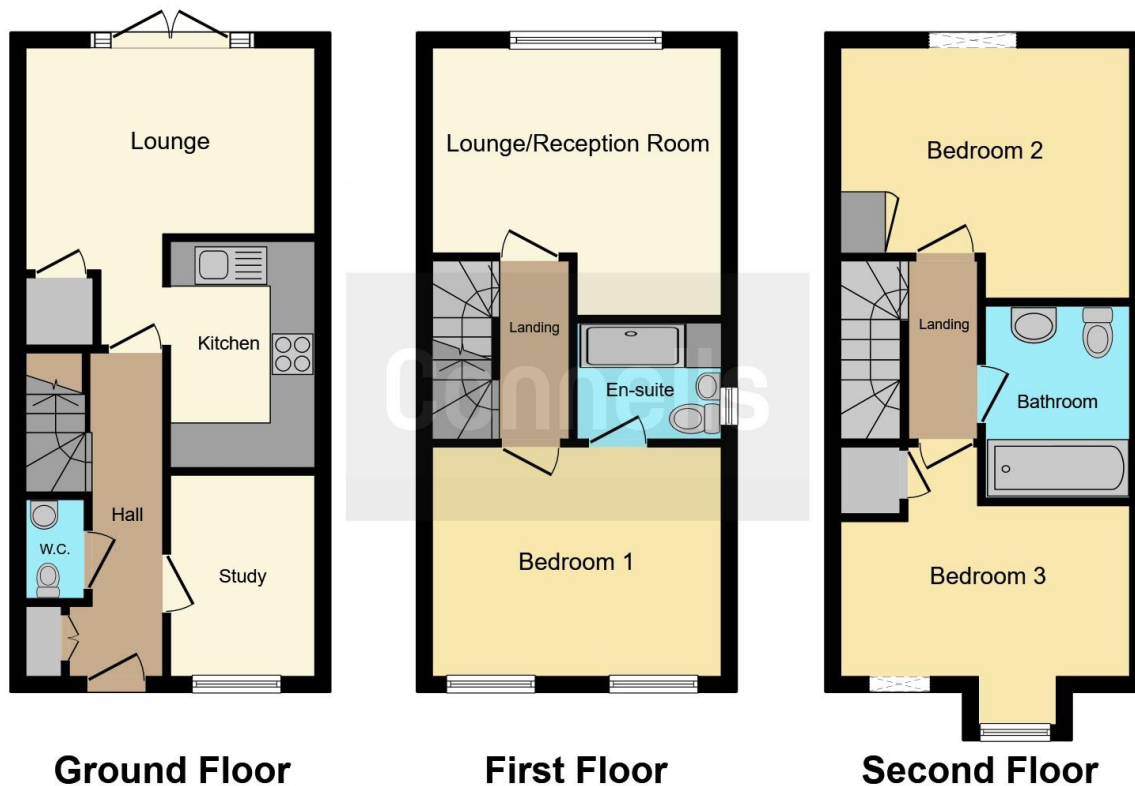
### Rear Garden

Mainly laid to lawn, with a patio area outside the French doors, an additional entertainment patio at the bottom of the garden. Fence lined. Garden shed. Storage box.









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)

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: D

**view this property online [connells.co.uk/Property/WNT307032](http://connells.co.uk/Property/WNT307032)**

Tenure: Freehold



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