



Connells

Henry Hoare Drive
Glebe Farm Milton Keynes



Property Description

The property features a contemporary layout with two generously sized bedrooms, a stylish kitchen and bathroom, and a well-maintained rear garden. A private driveway accommodates parking for two vehicles, adding convenience and practicality to this attractive home.

Glebe Farm is a vibrant new neighbourhood in southeast Milton Keynes, known for its strong community feel and excellent infrastructure. Residents benefit from easy access to Milton Keynes Central train station, which offers direct services to London Euston and Birmingham, as well as a network of local bus routes including the 3, 34, LOOP, M5, and M6. Families will appreciate the proximity to Glebe Farm School, a modern educational facility catering to both primary and secondary students, with safe walking and cycling routes throughout the area.

Shopping and leisure amenities are plentiful, with Central Milton Keynes Shopping Centre, IKEA, and a range of supermarkets and retail parks just a short drive away. Local cafes, restaurants, and everyday conveniences are also within reach, making this location ideal for both commuters and families.

With its blend of modern living, excellent transport links, and access to quality education and amenities, this property offers a compelling opportunity to join one of Milton Keynes' most exciting new communities.

Entrance Hall

Storage Cupboard, wall mounted radiator, Amtico flooring.

Cloakroom

Amtico flooring, low level W.C, wash hand basin with pedestal, wall mounted radiator, extractor fan.

Lounge

12' 7" x 11' 8" (3.84m x 3.56m)
Amtico flooring, electric fireplace, wall mounted radiator, media wall, fitted blinds, french doors.

Kitchen

15' 11" x 6' 11" (4.85m x 2.11m)
Amtico flooring, wall mounted radiator, wall and base units, gas hob with cooker hood over, integrated fridge freezer, integrated washing machine, sink & drainer, double glazed window to front aspect.

Landing

Carpeted landing, access to loft.

Bedroom One

12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to rear. Carpeted flooring, storage cupboard, wall mounted radiator,

En-Suite

Ensuite consists of three piece suite, Shower cubicle. low level W.C, wash hand basin, part tiled, shaving point, extractor fan, wall mounted towel rail.

Bedroom Two

13' 8" x 8' 2" (4.17m x 2.49m)

Double glazed window to front. storage cupboard, wall mounted radiator, carpeted flooring.

Family Bathroom

Family bathroom consists of a three piece suite, Low level W.C, wash hand basin, bath, Amtico flooring, heated towel rail, half height tiling, shaving point, extractor fan,.

Outside Space

Front Garden

Parking for two vehicles, shrub beds and paved path to front door.

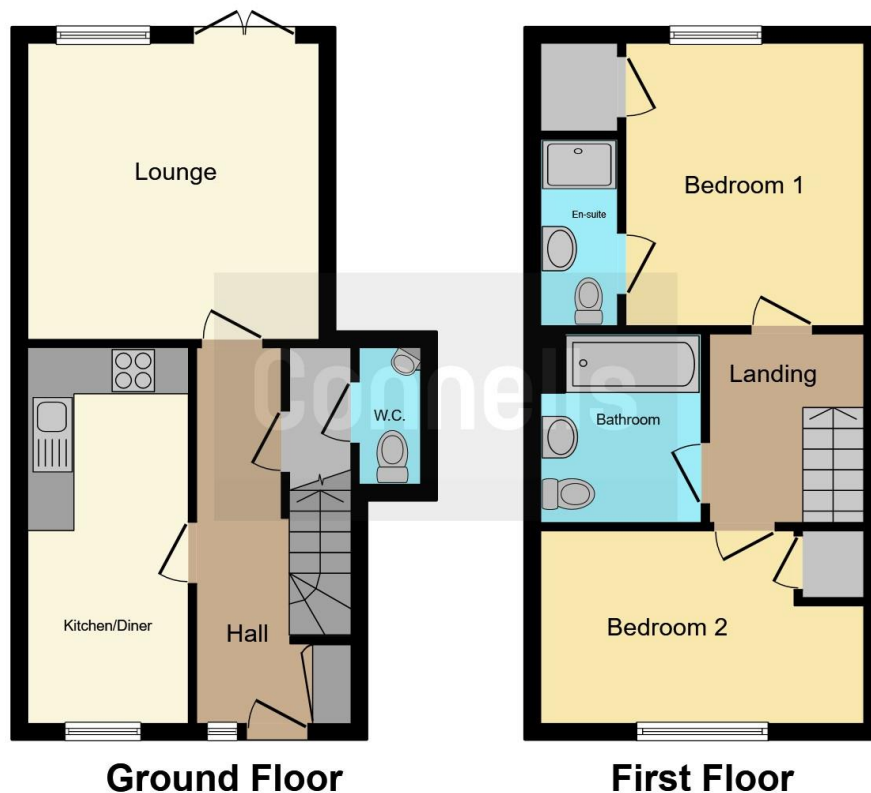
Rear Garden

Mainly laid to lawn, paved patio, rear gated access, outside tap.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.





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

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: C

Service Charge: 1093.32

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT307972

This is a Leasehold property with details as follows; Term of Lease 990 years from 25 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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