

Property details approval form

28 Friary Grove, Eagle Farm South, Milton Keynes, MK17 7FG

Date: 06 November 2025

Property Ref and Version: WNT307935 - 0003

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£425,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > SHARPS WARDROBES IN ALL BEDROOMS
- > LANDSCAPED GARDENS - ITALIAN PORCELAIN
- > THREE BEDROOMS
- > ENSUITE TO MASTER
- > IMMACULATE CONDITION
- > TWO ALLOCATED SPACES
- > KITCHEN/DINER

○ Short Description

Immaculate 3-bedroom semi-detached property within the desirable area of Eagle Farm South. Accommodation comprises of an entrance hall cloakroom/W.C lounge kitchen diner, utility area, three bedrooms with ensuite to master and a family bathroom. Landscaped rear garden and two parking spaces.

○ Long Description

This beautifully presented three-bedroom semi-detached home offers modern living with a touch of luxury, perfect for growing families.

Inside the home features a bright and welcoming lounge ideal for relaxing together and a contemporary open plan kitchen/diner with plenty of space for family meals, homework and entertaining. French doors lead out to a professionally landscaped rear garden, finished with premium Italian porcelain paving creating a stunning low maintenance outdoor space.

Upstairs you will find three well-proportioned bedrooms all-encompassing sharps wardrobes with 10-year remaining warranty including a master with ensuite and a sleek family bathroom. A downstairs W.C and ample storage throughout add to the home's practicality.

Set within easy reach of local parks excellent schools and everyday amenities this home is ideal for families looking to settle in a safe and well-connected area. With quick access to the M1 and Milton Keynes Central Station commuting is simple, and weekend adventures are always close by.

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○ Directions

○ Agents Note

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○ Room Description

Parking

Parking for two spaces. Shrub beds.

Entrance Hall

Front door into a laminated floored hall.

Lounge

14' 10" x 11' (4.52m x 3.35m)

Double glazed window to front. Wall mounted radiator. Carpeted flooring.

Cloakroom

Double glazed window. W.C, sink, extractor fan,

Kitchen

14' 10" x 12' 1" (4.52m x 3.68m)

Double glazed window to rear aspect. White wall units and storage bases Laminated flooring, Integrated dishwasher and fridge freezer, gas hob with electric oven under hob and cooker hood.

Utility Area

7' 8" x 4' 1" (2.34m x 1.24m)

Base unit and wall unit. Integrated washing machine. Laminated flooring.

Landing

Carpeted landing loft access.

Bedroom One

11' 1" max x 11' 1" max (3.38m max x 3.38m max)

Bedroom one with ensuite. Double glazed window to front. Plush carpet throughout. Fitted Sharps wardrobes.

En-Suite

Double glazed window to front. Three piece suite with shower. Wall mounted radiator. Extractor fan.

Bedroom Two

11' max x 10' 9" max (3.35m max x 3.28m max)

Double glazed window. Sharps fitted wardrobes. Wall mounted radiator. Carpeted flooring.

Family Bathroom

Family bathroom comprises of three piece suite. Shower over bath. Part half tiled. Extractor fan. Laminated flooring. Towel rail radiator.

Bedroom Three

10' 9" max x 7' 5" max (3.28m max x 2.26m max)

Double glazed window. Wall mounted radiator. Sharps wardrobes. Carpeted flooring.

Rear Garden

Porcelain tiled areas. Gated side access. Feature lawn. Enclosed fencing. Outside tap. Outside plugs.

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○ Floor Plan



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

○ Approval

Signature		Date
Ben Newcombe		
Miss B.K. Garcha		