



Michael
ANTHONY

Grange Farm, Buckinghamshire

Fixed £550,000 Freehold

Situated in a quiet cul-de-sac in the sought-after location of Grange Farm on the west side of Milton Keynes is this well-presented four-bedroom detached property, which benefits from a fully self-contained annexe/studio. In the main house, you are greeted by an entrance hall, two reception rooms, a modern open-plan kitchen/dining space and a downstairs cloakroom. The first-floor accommodation comprises four bedrooms, with an en-suite shower room to the main and a refitted family bathroom. The detached annexe offers a spacious and flexible living area, ideal for working from home, multi-generational living, guests, running a business, a separate studio or independent rental. It includes a clearly defined kitchen/dining area, a living space, room for a double bed and a well-appointed separate shower room. The annexe also benefits from its own central heating system, ensuring comfort all year round. The

5 Mahoney Court

Grange Farm
Milton Keynes
Buckinghamshire
MK8 0NZ

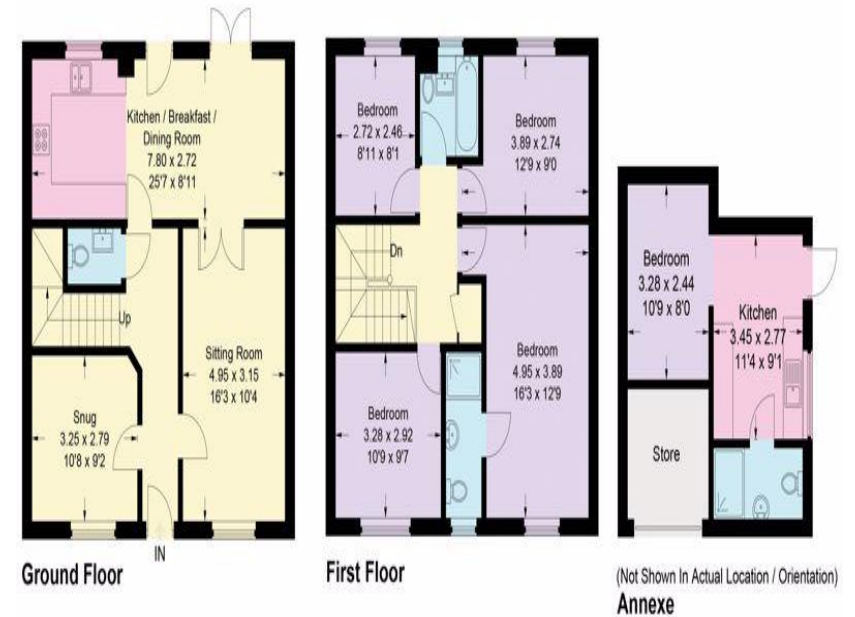
Grange Farm is located on the western edge of Milton Keynes and has local amenities just a short walk away, including shops and take-away restaurants. Some of the major draws to the area include access to superb nurseries and primary schools, as well as being in the catchment for Hazeley Academy for secondary education. Commuters also benefit from the close proximity to Central Milton Keynes, Milton Keynes Central railway station with its fast links to London Euston, and road links to Buckingham & Aylesbury.

- FOUR-BEDROOM DETACHED
- SELF-CONTAINED ANNEXE/STUDIO
- SITTING ROOM
- MODERN OPEN-PLAN KITCHEN/DINING SPACE
- STUDY
- EN-SUITE TO MAIN BEDROOM
- SHOWER ROOM IN ANNEXE
- DRIVEWAY PARKING FOR FOUR VEHICLES



Mahoney Court

Approximate Gross Internal Area
Ground Floor = 61.3 sq m / 660 sq ft
First Floor = 60.8 sq m / 654 sq ft
Annexe = 28.2 sq m / 303 sq ft (Including Store)
Total = 150.3 sq m / 1617 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	84
EU Directive 2002/91/EC			

