







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.



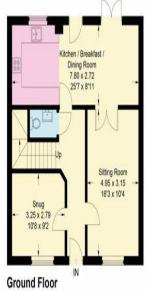


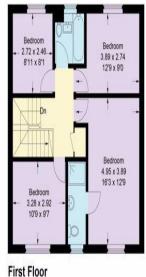


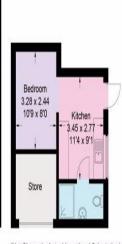
Mahoney Court

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









(Not Shown In Actual Location / Orientation)

Annexe

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.

© CJ Property Marketing Ltd Produced for Michael Anthony

Michael Anthony Estate Agents, 209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP

Tel: 01908 393 553 Email: miltonkeynes@maea.co.uk

on and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the ure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate to well provide any information you require. This is advisable, particularly from item of the view the properce to view the properce papiliness and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy.

These details must therefore be taken as a guide only and approved details should be requested from the agents.

