







**£425,000**

Located on the sought after modern development of Eagle Farm South on the South/East of Milton Keynes is this three-bedroom semi-detached family home. The property is offered to the market with no upper chain and boasts a kitchen/diner with integrated appliances, a front to back lounge, cloakroom, utility, main bedroom with an en-suite and a family bathroom. Further benefits include allocated parking for multiple vehicles.

# Property Description

## ENTRANCE

Composite door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, doors to cloakroom, kitchen/diner and lounge, radiator.

## CLOAKROOM

Low level w.c., wash hand basin with mixer tap, heated towel rail, part tiled walls.

## LOUNGE

Double glazed windows to front and side aspects. Radiator.

## KITCHEN/DINER

Double glazed windows to front and side aspects, double glazed double doors to side. Range of wall mounted and floor standing units with square edge work surface and upstand. Integrated oven and gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, stainless steel sink with mixer tap, wall mounted boiler.

## UTILITY ROOM

Range of wall mounted and floor standing units, space for washing machine and tumble dryer, storage cupboard, radiator.

## LANDING

Access to boarded loft space with light and ladder, radiator, storage cupboard, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe, door to en-suite.

## EN-SUITE

Frosted double glazed window to front aspect. Heated towel radiator, wash hand basin with mixer tap, low level w.c. shower cubicle, part tiled walls.

## BEDROOM TWO

Double glazed window to front aspect. Radiator, storage cupboard, built in wardrobe.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Frosted double glazed window to side aspect. Wash hand basin with mixer tap, low level w.c., panelled bath with shower attachment over mixer tap, part tiled walls.

## OUTSIDE

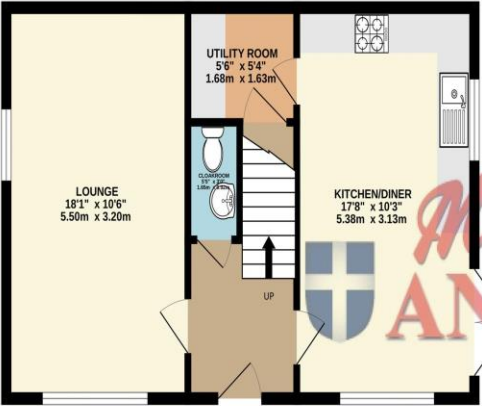
## FRONT GARDEN

Pathway to front door, low level brick wall, bush border, outside light, gravel border.

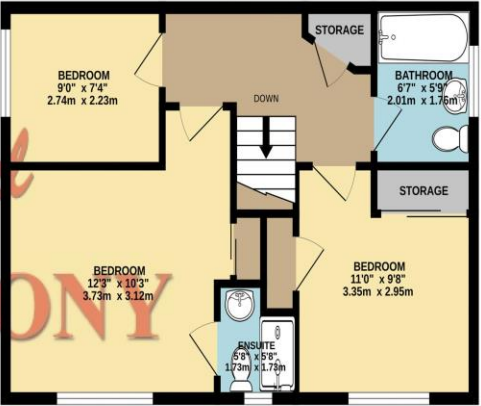
## REAR GARDEN

Side gated access, laid to lawn with patio area, enclosed by timber fencing panels, shed, tree, outside tap.

GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.

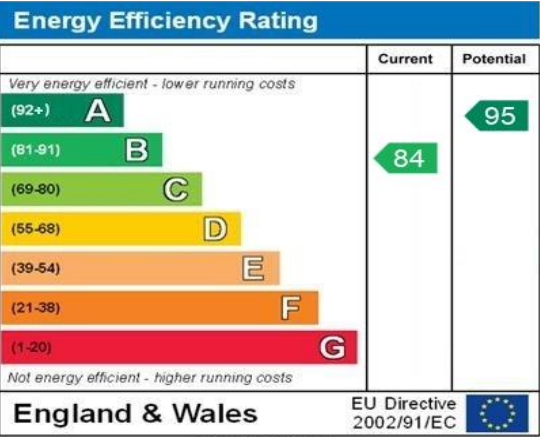


1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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