



71 Favell Drive
Milton Keynes, MK4 1AX



William Coulson
Partnered With
Simpsons
Property Experts

"A Familiar Favourite!"

Situated in an ever-popular residential location within walking distance to Furzton Lake and local shops, this fantastic property is situated on a sought-after road and boasts generous proportions, three bedrooms, off road parking and a garage conversion comprising of a study and utility room with guest WC .

Entrance through the composite front door leading into the entrance hall with a window to the front elevation, a door leading to the converted garage and to the living room.

Impressively spacious living room with a window to the front aspect, door to the dining room, and stairs flowing up to the first floor landing.

Spacious garage conversion featuring a window to the front elevation injecting light, a guest WC and a utility area with space for a washing machine and fridge/freezer and dishwasher. The garage conversion offers the flexibility to be utilised as a study, second reception room or playroom.

Naturally light dining area with views out over the garden and patio doors leading out.

Kitchen area comprising ceramic tiled flooring, eye and base level fitted units, work surfaces, a stainless steel sink with draining board, an electric hob, microwave, oven, and a door leading to the utility.

First floor landing with access to the attic via a loft hatch with fitted ladder.

Spacious main bedroom with a window to the rear elevation injecting natural light, space for a large wardrobe and a king-sized bed.

Double-sized second bedroom with ample space for bedroom furniture.

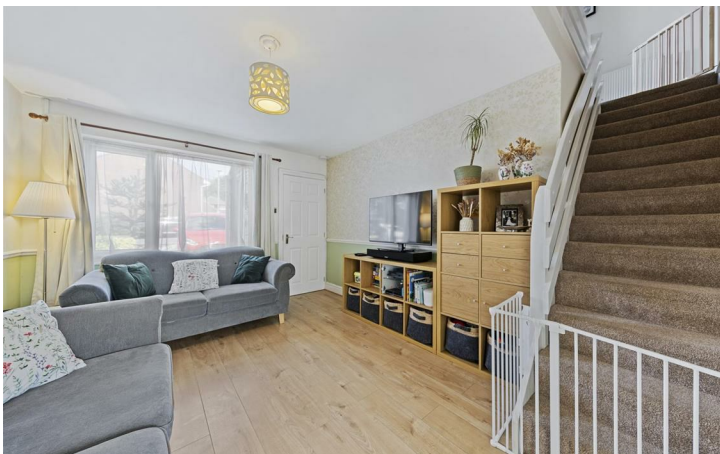
Third bedroom boasting a window to the front elevation.

The beautifully designed south facing rear garden has been landscaped featuring a large patio area which is ideal for entertaining. Gated sided access to rear and an outside socket.

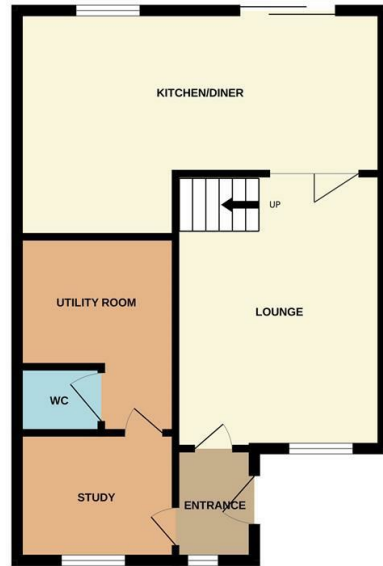
Blocked paved driveway with an attractive frontage with gated side access and an EV charger.



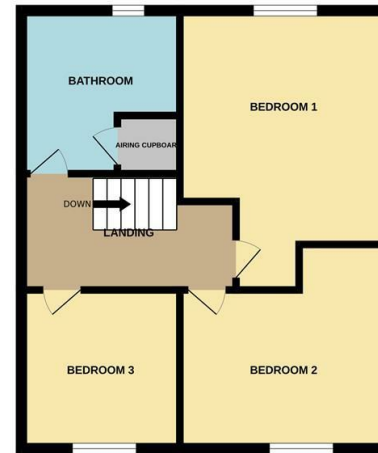
Offers over £375,000



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Metosha 20224



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





William Coulson

In Partnership With

Simpsons
Property Experts

Tel: 01908 040289

Email: william.coulson@simpsonspropertyexperts.co.uk

Web: <https://simpsonspropertyexperts.co.uk/our-locations/milton-keynes>

