





# Milfoil Avenue, Conniburrow, Milton Keynes, MK14 7DY

Guide Price £500,000

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- Five bedroom, four reception • Accommodation of 1865 sq ft home
- Quiet, cul de sac location • En suite and dressing room to the master bedroom
- Versatile accommodation • Generous 0.14 acre plot
- Close to the centre of Milton • Double garage Keynes
- For all enquiries please quote CD0104

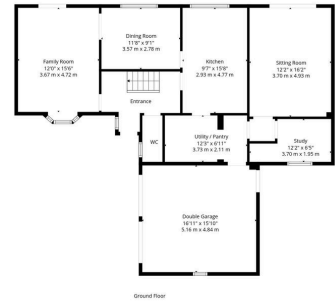


An extended and spacious five bedroom, four reception detached family home in a quiet cul de sac location, close to Central Milton Keynes and 2 miles from the Train Station. With accommodation of 1865 sq ft, this home has versatile living space and a good size plot of 0.14 of an acre. Comprising entrance hall, sitting room, lounge, study, dining room, kitchen/breakfast room, utility room, master bedroom with dressing room and en suite, four further very good size bedrooms and a large bathroom with four piece suite. There is a large, low maintenance rear garden that wraps around the sides and rear of the home and off road parking.









CHES SUBSTANT  
EPC

TOTAL: 1865 sq. ft, 173 m<sup>2</sup>  
GROUND FLOOR: 938 sq. ft, 87 m<sup>2</sup>, FIRST FLOOR: 927 sq. ft, 86 m<sup>2</sup>  
EXCLUDED AREAS: DOUBLE GARAGE: 269 sq. ft, 25 m<sup>2</sup>, BAY WINDOW: 6 sq. ft, 1 m<sup>2</sup>, WALLS: 165 sq. ft, 16 m<sup>2</sup>



Energy performance certificate (EPC)		
18 Millat Avenue Cottonville MILTON KEYNES MK14 7JY	Energy rating <b>C</b>	1965 unit 15 April 2015
Property type Detached house		Certificate number: 0425-1424-0405-0185-0296
Total floor area 172 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

