



Connells

Abraham Close
Willen Park Milton Keynes

Abraham Close Willen Park Milton Keynes MK15 9JA

for sale offers over
£725,000



Property Description

Connells Estate Agents are pleased to offer for sale this five bedroom detached family home offered for sale in the ever popular sought after area of Willen Park, a short distance from Willen Lake, the Grand Union Canal and everything Central Milton Keynes has to offer.

The property offers excellent flexible accommodation to include an entrance hallway, living room, kitchen/dining/family room leading to a beautiful conservatory. snug, separate utility room, and a downstairs room that could be a fifth bedroom or a study room. Upstairs, there is a primary bedroom with an en-suite shower room, and three/four further bedrooms. Outside there is a well landscaped and maintained rear garden, whilst to the front there is a driveway providing off road parking and a single garage.

Please see the range of photographs as well as the floorplan that provides an indicative view of room layouts. For further information and to arrange your viewing call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Willen Park is a popular and sought after area that offers excellent access to the pleasant surroundings of the Grand Union Canal, Willen Lake and Campbell Park.

Willen Park is approximately a 5 minute drive away from Central Milton Keynes and all of its amenities, which includes Centre:MK, the theatre district and the Xscape building. You will find a wide range of shops, restaurants, entertainment and recreational facilities. Central Milton Keynes is also home to a mainline railway station with regular and direct links into London Euston, with journey times of approximately 35 minutes.

The area is well served with local public transport options as there are regular bus routes that cover the town. There are also miles of redways which provide safe cycle routes. Main trunk roads such as the A5, A421, A422 and A509 are all within easy reach that provide good links to nearby towns and cities. Junctions 13 and 14 of the M1 also connect to Milton Keynes, with Junction 14 being around a 5 minute drive away.



Entrance Hall

Double glazed door, wall mounted radiator.

Cloakroom

W/c, wash hand basin part tiled, splashbacks.

Study 9' 2" x 7' 3" (2.79m x 2.21m)

Door to the garden, office, double glazed windows to the back, storage units.

Lounge 17' 2" max x 11' 5" (5.23m max x 3.48m)

Double glazed window to the front, sliding patio doors to the garden, wood/coal burner (fireplace), two wall mounted radiators, gas point, telephone, Internet ports and television point.

Dining Room 10' 11" x 10' 6" (3.33m x 3.20m)

Open plan - two wall mounted radiators and alarm senses.

Family Room / Studio 16' 10" max x 16' 7" max (5.13m max x 5.05m max)

Constructed garage, office storage and desk built in, double glazed window to the front, wall mounted radiators. This room offers flexibility for a number of uses.

Kitchen 20' 7" max x 15' 10" (6.27m max x 4.83m)

Open Plan, integrated wine cooler, fridge/freezer, double oven, microwave, dishwasher, Island, stainless steel sink, soft closing eye level units, electric hob, bi-fold double glazed doors, splash backs, fire alarm.

Utility Room 10' x 5' 11" (3.05m x 1.80m)

Door to stainless steel sink, Quooker tap which gives instant hot water. door to the driveway, space for washing machine and tumble dryer,

Conservatory 11' 11" x 11' 2" (3.63m x 3.40m)

Bi-folds doors to the garden, double glazed windows all round.

Landing

Large window to the rear, space for stairs to go into loft (conversion) if wanted.

Bedroom 1 17' 1" x 9' 9" (5.21m x 2.97m)

Skyline windows, led lights, wall mounted radiator.

En Suite

Super modern double power shower, wash hand basin, w/c, fully tiled, skyline window, mirror with light.

Bedroom 2 14' 7" x 9' 2" (4.45m x 2.79m)

Double glazed windows to the front and rear, led lights, wall mounted radiator.

Bedroom 3 11' 6" x 7' 6" (3.51m x 2.29m)

Skyline and double glazed window to the rear, wall mounted radiator.

Bedroom 4 11' 6" x 6' 4" (3.51m x 1.93m)

skyline and double glazed window to the front, built in wardrobe, wall mounted radiator.

Bathroom

Tiles on the wall and floor, skyline window, shower head over bath, power shower, wall mounted radiators, w/c and wash hand basin.

Bedroom 5 / Study Room 10' 7" x 7' 5" (3.23m x 2.26m)

First floor, skyline window to the rear, wall mounted radiators.

Loft Space

Part boarded flooring.

Rear Garden

Well landscaped and maintained garden. Porcelain tile patio, landscaped seating area, lawn, rear entry door providing access to garage.









Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/MKN318938

Tenure: Freehold



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