



**Connells**

Islington Grove  
Monkston Park Milton Keynes





## Property Description

Connells Estate Agents are delighted to be able to bring to the market this four bedroom detached home in the ever popular and sought after area of Monkston Park. The property has been much improved by the current owners and should be viewed to be fully appreciated the quality and finishing of this great home.

The ground floor accommodation includes an entrance hallway, study, kitchen/breakfast room with a separate utility room, living room, a modern conservatory and a WC. Upstairs there is a primary bedroom with an en-suite shower room, three further bedrooms and a bathroom. Outside there is a good sized and enclosed rear garden, a double garage and a driveway.

Please see the full range of photographs as well as the floorplan that shows an indicative view of room layouts. For further information and to arrange your personal viewing appointment call Connells Estate Agents on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

## The Area

Monkston Park is an extremely sought after and popular part of Milton Keynes, located in the MK10 postcode area. It has its own local amenities which include a coop, community centre and also a primary school. The Oakgrove secondary school is also within walking distance, as is the Oakgrove centre where you will find a Waitrose, Costa coffee shop and other amenities.

Amazing outside space can be found in the pleasant surroundings of the Ouzel Valley Park, and the nearby Willen Lake - where there is parklands, play parks, a coffee shop and restaurant - making this an ideal location for all the family.

Central Milton Keynes is around a 10 minute drive away, where you will find Centre:MK, Xscape building, the Hub and the theatre district. They all offer a range of retail, entertainment and recreational facilities. The mainline Milton Keynes Central railway station also offers regular and direct links into London Euston, with journey times from 33 minutes.

### Ground Floor

Has underfloor heating.

### Entrance Hall

Door to the front, understairs cupboard, stairs to the first floor, underfloor heating, tiling runs through the downstairs.

### Cloakroom

Double glazed window to the front, w/c, wash hand basin vanity, part tiled.

### Study 5' 7" x 6' 4" (1.70m x 1.93m )

Double glazed window to the front, tv and telephone points.

### Lounge 10' 6" x 17' 7" (3.20m x 5.36m )

Double glazed window to the front and side, tv and telephone points, double doors leading to the conservatory.

### Kitchen 11' 4" x 16' 2" (3.45m x 4.93m )

Double glazed window and double glazed patio doors to the rear, fitted kitchen, oak wood tops with ceramic Belfast sink, eye and base units, part tiled, space for range cooker, built in dishwasher, doors to the utility and study.

### Utility Room 5' 7" x 7' 1" (1.70m x 2.16m)

Double glazed windows to the front, central heating boiler ,extractor fan, worksurfaces, base unit under ceramic butlers sink with oak surround, industrial style wood shelves, part tiled, space for washing machine and tumble dryer.

### Conservatory 9' 2" max x 8' 8" max ( 2.79m max x 2.64m max )

### Landing

Loft access with ladder and cupboard.

### Bedroom One 9' 11" x 12' 3" ( 3.02m x 3.73m )

Double glazed window to the front and wall mounted radiator.

### En-Suite

Double glazed window to the rear, shower cubicle free standing, slipper bath, tiled floor, mixer taps, shower over, extractor fan, part tiled, eco-toilet with wash hand basin on top.

### Bedroom Two 10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed window to the rear, telephone point, wall mounted radiator.

### Bedroom Three 10' 5" x 7' 4" (3.17m x 2.24m )

Double glazed window to the rear, wall mounted radiator.

### Bedroom Four 6' 10" x 10' 8" (2.08m x 3.25m )

Double glazed window to the front, wall mounted radiator.

### Bathroom

Double glazed window to the front, double shower cubicle, extractor fan, part tiled, w/c, wash hand basin vanity, heated towel radiator.

### Front Garden

Path to the front door, gated access to the rear, shrub and flower borders, bin storage area.

### Rear Garden

Enclosed timber fence and brickwall,patio sun-deck,24sqm decking from kitchen and conservatory,laid to lawn,patio area,side access to the front,access into the conservatory, shrub borders, hot tub area, summer house.

### Double Garage

Up and over doors.



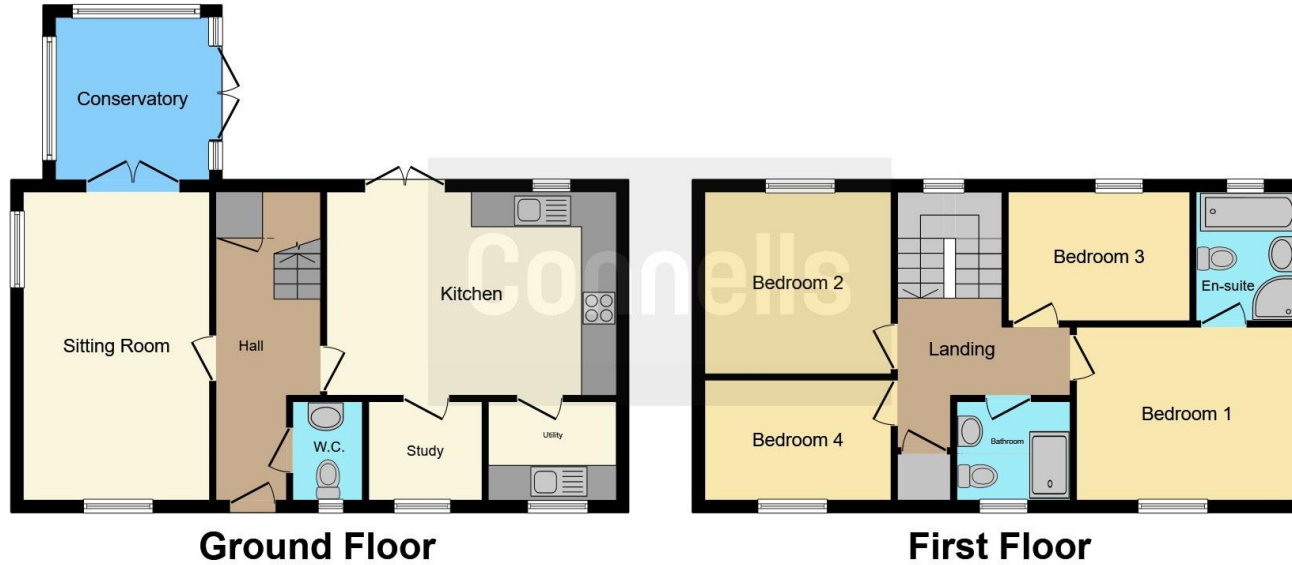












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/MKN316345](http://connells.co.uk/Property/MKN316345)**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

**EPC Rating: C**

Tenure: Freehold



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