



Connells

Bates Close
Willen Milton Keynes



Property Description

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

The accommodation comprises of an entrance hall, lounge/kitchen, on the ground floor are bedroom one and bedroom four both with en suites. First floor are bedroom two, three and the family bathroom. Ground floor bedroom one is the annexe and is completely self contained with a kitchenette, en suite and its own front door, front and rear gardens, driveway offering parking for four vehicles.

Please see the full range of images as well as the floorplan that shows 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 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 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 to the front.

Lounge/Kitchen

18' 7" x 17' 1" (5.66m x 5.21m)

Open plan living space, double glazed windows to the front and rear. Stairs to the first floor and a wall mounted radiator, T/V and telephone points,

Kitchen: Double glazed window to the front and rear, double glazed door to the rear, eye base soft closing units with worksurfaces,. Built in electric induction hob, cooker hood over, built in electric oven and microwave. Plumbing for washing machine and a dishwasher.

Annexe (bedroom 1)

13' 8" x 9' 9" (4.17m x 2.97m)

(Bedroom one) self contained with double glazed window and door to the front, kitchenette, electric heater, ensuite and a door leading to the conservatory.

Kitchenette, comprising, eye base units, two ring electric hob, microwave and a stainless steel sink drainer. Plumbing for washing machine, space for a fridge and a door to the en-suite.

En suite comprises, double glazed window to the rear, shower cubicle, w/c, wash hand basin, extractor fan, part tiled.

Bedroom 4

9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed window to the rear, loft access and a door to the ensuite.

En Suite

Double glazed window to the front, shower cubicle, W/C, wash hand basin, part tiled and an extractor fan.

Conservatory (dining Room)

10' 10" x 9' 5" (3.30m x 2.87m)

UPVC and brick built construction, double glazed door to the rear, wall mounted radiator and a door to the Annexe.

First Floor

Doors leading to Bedrooms 2, 3 and family bathroom.

Bedroom 2

13' 8" x 8' 9" (4.17m x 2.67m)

Double glazed window to the rear aspect, airing cupboard, air conditioning unit and a wall mounted radiator,

Bedroom 3

9' 11" x 9' 5" (3.02m x 2.87m)

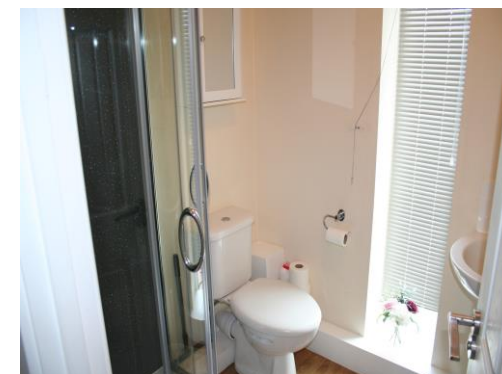
Double glazed window to the rear aspect and a wall mounted radiator.

Bathroom

Double glazed window to the side, fitted 3 piece bathroom suite. Bath with mixer taps, shower over, part tiled, W/C, wash hand basin and a heated towel radiator.

Front Garden

Block paved driveway.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN319133

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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