

Property details **approval form**

2 Saddlers Place, Downs Barn, MILTON KEYNES, Buckinghamshire, England, MK14 7RS

Date: 03 April 2025

Property Ref and Version: MKN319913 - 0003

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £475,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER AREA OF MILTON KEYNES
- > KITCHEN / DINER THAT HAS BEEN REPLACED AND OPENED UP BY THE CURRENT OWNERS TO PROVIDE A MODERN FAMILY LIVING SPACE
- > DRIVEWAY PROVIDING OFF ROAD PARKING
- > PART GARAGE CONVERSION ALLOWING FOR FLEXIBLE LIVING
- > SHORT DISTANCE FROM CENTRAL MILTON KEYNES & MAINLINE RAILWAYS STATION WITH REGULAR AND DIRECT LINKS TO LONDON EUSTON
- > WALKING DISTANCE TO THE PLEASANT SURROUNDINGS OF CAMPBELL PARK, GRAND UNION CANAL & WILLEN LAKE
- > OFFERED FOR SALE WITH NO ONWARD CHAIN
- > MUST BE VIEWED TO BE FULLY APPRECIATED - CALL CONNELLS TODAY TO ARRANGE YOUR APPOINTMENT

○ Short Description

*** DETACHED FAMILY HOME IN CLOSE PROXIMITY TO CENTRAL MILTON KEYNES *** Offering flexible family accommodation and being nearby to the city centre amenities, Campbell Park and the mainline railway station offering regular and direct links to London Euston.

○ Long Description

Connells Estate Agents are delighted to bring to the market this four bedroom detached family home located on the outskirts of the popular area of Downs Barn, which offers excellent access into Central Milton Keynes and all of the amenities the city centre has to offer, including Centre:MK, the theatre district area, Xscape building and mainline Milton Keynes Central railway station offering regular and direct links to London Euston. The pleasant outside surroundings of Campbell Park and Willen Lake are also nearby.

The accommodation includes an entrance hallway, cloakroom, lounge, utility room and a kitchen / dining area that has been opened up by the current sellers to make this a modern family space. Upstairs, there is a primary bedroom with an en-suite,

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three further bedrooms and a family bathroom. There is also home office space, whilst outside there is an enclosed rear garden and the frontage offers a driveway providing off road parking.

Please see the full range of images provided as well as the floorplan showing an indicative view of room layouts. A virtual tour is available upon request. For further information and to arrange your viewings call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

○ **Directions**

○ **Agents Note**

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○ Room Description

The Area

Entrance Hall

Double glazed front door to front, stairs to first floor and a double glazed window to the side aspect. Radiator.

Cloakroom

Suite comprising of a WC, wash hand basin with vanity storage. Part tiled. Double glazed window to the front. Radiator.

Lounge

11' 1" x 17' 5" (3.38m x 5.31m)

Double glazed window to the side, two radiators, telephone and TV points, double glazed patio doors to the side and an open arch to dining room.

Dining Area

Double glazed window to the side aspect. Radiator.

Kitchen

11' 1" x 14' 6" (3.38m x 4.42m)

Fully refitted kitchen with a mix of wall and base level units. Stainless steel one and bowl sink. Work surfaces. Double glazed windows to the side and front aspects. Part tiling. Built in electric oven and gas hob. Space for a fridge freezer and plumbing for a dishwasher. Radiator.

Utility Room

7' 7" x 4' 4" (2.31m x 1.32m)

Double glazed window to rear and side aspects. Part tiling. Plumbing for washing machine. Base level cupboards with a sink.

First Floor

Double glazed window to side aspect. Airing cupboard. Loft access.

Bedroom 1

10' 10" x 11' 3" (3.30m x 3.43m)

Double glazed window to the front and rear. Built in wardrobes. Radiator. Telephone point.

En-Suite

Suite comprising WC, wash hand basin and bath with a mixer tap and shower attachment. Part tiled. Shaver point.

Bedroom 2

9' 8" x 10' 8" (2.95m x 3.25m)

Double glazed window to the rear. Built in wardrobes. Radiator.

Bedroom 3

6' 6" x 11' 3" (1.98m x 3.43m)

Double glazed window to side aspect. Built in wardrobes. Radiator.

Bedroom 4

7' 7" x 10' 8" (2.31m x 3.25m)

Double glazed window to front and side aspects. Radiator.

Bathroom

Double glazed window to front and side aspects. Radiator. Bath with mixer taps and shower attachment. Part tiling. WC and wash hand basin with vanity storage.

Front Garden

Driveway providing off road parking.

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○ Room Description

Rear Garden

Enclosed with a timber fence and Brick wall. Access gate. laid to lawn and patio area. Shrub borders.

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○ Property Images



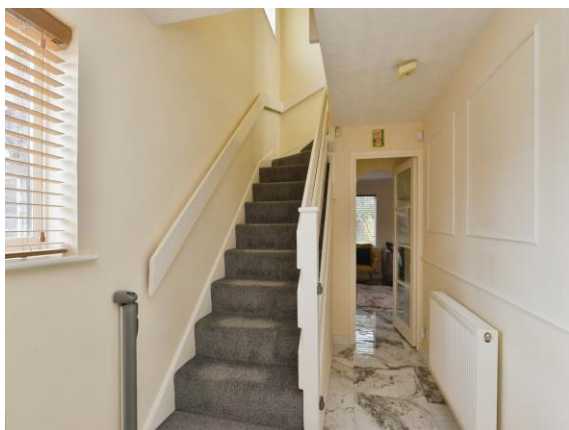
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○ Property Images



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○ **Property Images**



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○ Floor Plan



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

○ Approval

Signature		Date
Naresh Nahar		
Mr H. Shahdadpuri		