



**Connells**

Clay Hill  
Two Mile Ash Milton Keynes



# Clay Hill

## Two Mile Ash Milton Keynes MK8 8JJ

for sale  
**£350,000**



### Property Description

Connells Estate Agents are delighted to present to the market this three bedroom detached home in Two Mile Ash, which is a well regarded and sought after part of Milton Keynes.

The property comprises: entrance hall, lounge, kitchen, landing, three bedrooms and a family bathroom. Outside there is an enclosed rear garden and driveway parking.

For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email [Milton Keynes@Connells](mailto:Milton Keynes@Connells).

### The Area

Two Mile Ash is a popular and sought after area located to the West of Central Milton Keynes. The area offers excellent access into the town centre, where you will find Centre:MK, the theatre district and the Xscape building. All of these places offer a wide range of retail, recreational and entertainment facilities.

Milton Keynes Central railway station is also nearby, making this an excellent area for commuters. Direct journey times into London are approximately 35 minutes, with regular services on offer.

There are pleasant surroundings to this property as well, with both North Loughton Valley Park and Lodge Lake a short distance away. Abbey Hill Golf Course is also located within Two Mile Ash.

Two Mile Ash is well served with both public transport links, cycle redways and local schooling - with both primary and secondary schools nearby.



## Entrance Hall

## Lounge

23' 2" max x 13' 5" max ( 7.06m max x 4.09m max )

Double glazed window to rear, two wall mounted radiators, sliding patio doors to the rear garden.

## Kitchen

11' 10" x 8' 10" ( 3.61m x 2.69m )

Double glazed windows, eye base units, worksurfaces, integrated four ring gas hob, stainless steel sink drainer,

## Landing

Loft access

## Bedroom 1

12' 5" x 8' 10" ( 3.78m x 2.69m )

Double glazed window to the rear, wall mounted radiator.

## Bedroom 2

10' 1" x 9' 11" ( 3.07m x 3.02m )

Double glazed window to the rear, wall mounted radiator.

## Bedroom 3

9' 4" max x 7' 5" max ( 2.84m max x 2.26m max )

Double glazed window to the rear, built in wardrobe, wall mounted radiator.

## Front Garden

Laid to lawn with a path leading to the front door.

## Rear Garden

Enclosed by a timber fence, patio door opens to a patio area.

## Parking

Driveway parking.



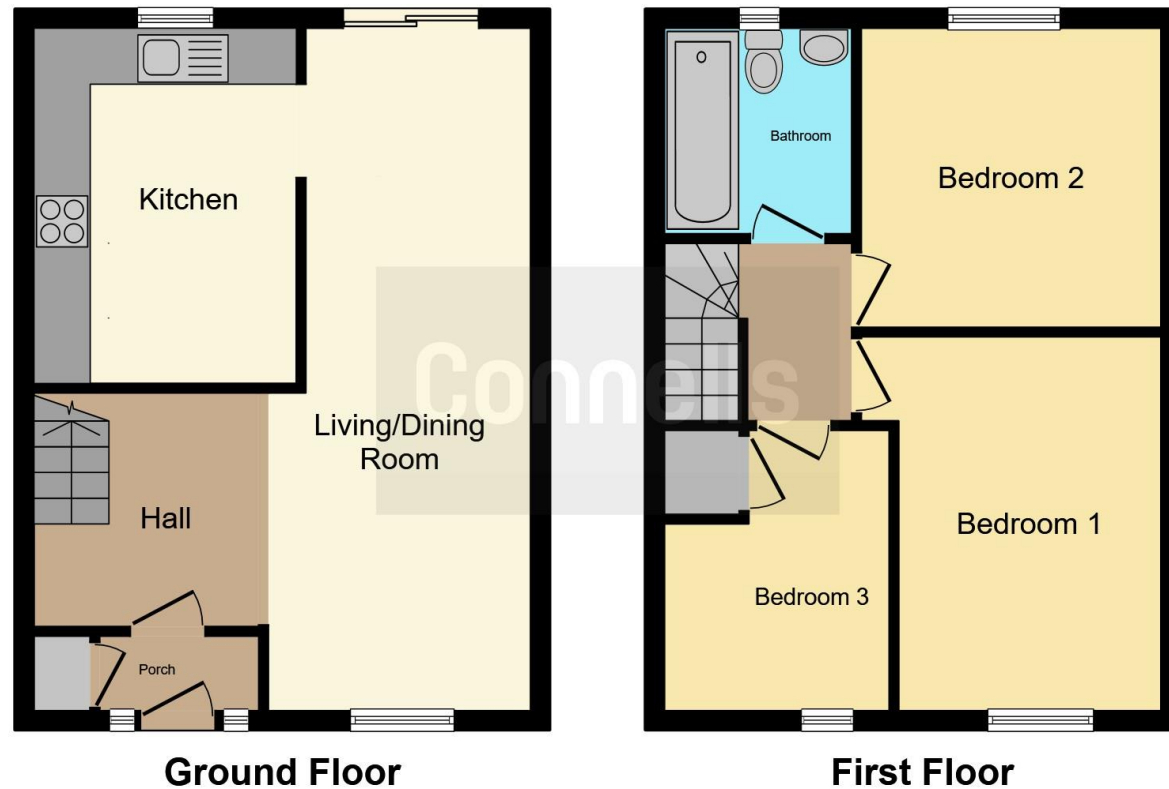












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN320227](http://connells.co.uk/Property/MKN320227)**



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