



**Connells**

Milfoil Avenue  
Conniburrow Milton Keynes





### Property Description

Connells Estate Agents are delighted to bring to the market this five bedroom EXTENDED detached home that is located in the popular area of Conniburrow, and would make an ideal family home that offers flexible living accommodation through its number of reception rooms.

The ground floor accommodation provides an entrance hallway, living room, dining room, kitchen/breakfast room, WC, utility room, study and an additional living room that could provide a number of uses. Upstairs there is a fantastic primary bedroom with a dressing room and en-suite, four further bedrooms and a four piece family bathroom. Outside there is a wrap around garden, whilst at the front there is a driveway providing ample off road parking and a double garage.

Please see the accompanying floorplan for an indicative view of room layouts, as well as the full range of photographs. For further information and to arrange your viewing of this property please call Connells today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

### The Area

Conniburrow is conveniently located for excellent access into Milton Keynes town centre, and is within easy walking distance. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is a short distance away making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Conniburrow is well served with a combined first/middle school and also nurseries. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town.



## Entrance Hall

Stairs leading to the first floor landing.

## Cloakroom

Wash hand basin and WC.

## Reception Room

15' 3" x 11' 8" ( 4.65m x 3.56m )

Additional living spaces that could offer a variety of uses.

## Lounge

15' 10" x 12' 2" ( 4.83m x 3.71m )

Double glazed bay window and double glazed sliding patio doors to the rear garden, TV and telephone points.

## Dining Room

9' x 11' 8" ( 2.74m x 3.56m )

Double glazed window.

## Kitchen

15' 3" x 9' 4" ( 4.65m x 2.84m )

Double glazed window, eye and base level units, worksurfaces, stainless steel sink drainer, part tiled splashbacks, gas hob with an extractor hood over, breakfast bar and space for a fridge/freezer.

## Utility Room

7' 9" x 6' 9" ( 2.36m x 2.06m )

Open arch in to lobby.

## Office

7' 10" Not in to recess x 6' 5" ( 2.39m Not in to recess x 1.96m )

## Bedroom 1

15' 4" x 12' 1" ( 4.67m x 3.68m )

Double glazed window, and door leading to the dressing room.

## Dressing Room

8' 8" x 7' ( 2.64m x 2.13m )

Double glazed window to front aspect

## En Suite

Double glazed window to front aspect. Suite comprising of a shower cubicle, WC and wash hand basin.

## Bedroom 2

15' 3" x 9' ( 4.65m x 2.74m )

Double glazed window, wall mounted radiator.

## Bedroom 3

9' 2" x 9' ( 2.79m x 2.74m )

Double glazed window, wall mounted radiator.

## Bedroom 4

9' 3" x 7' 3" ( 2.82m x 2.21m )

Double glazed window, wall mounted radiator.

## Bedroom 5

9' 2" x 7' 6" ( 2.79m x 2.29m )

Double glazed window, wall mounted radiator.

## Bathroom

Double glazed window and a four piece bathroom suite comprising of a shower cubicle, bath, WC and wash hand basin.

## Rear Garden

Enclosed wrap around garden, split level, laid to lawn and patio area, surrounded by shrub borders and gated access.

## Parking

Ample off road parking on a driveway that leads to a double garage.



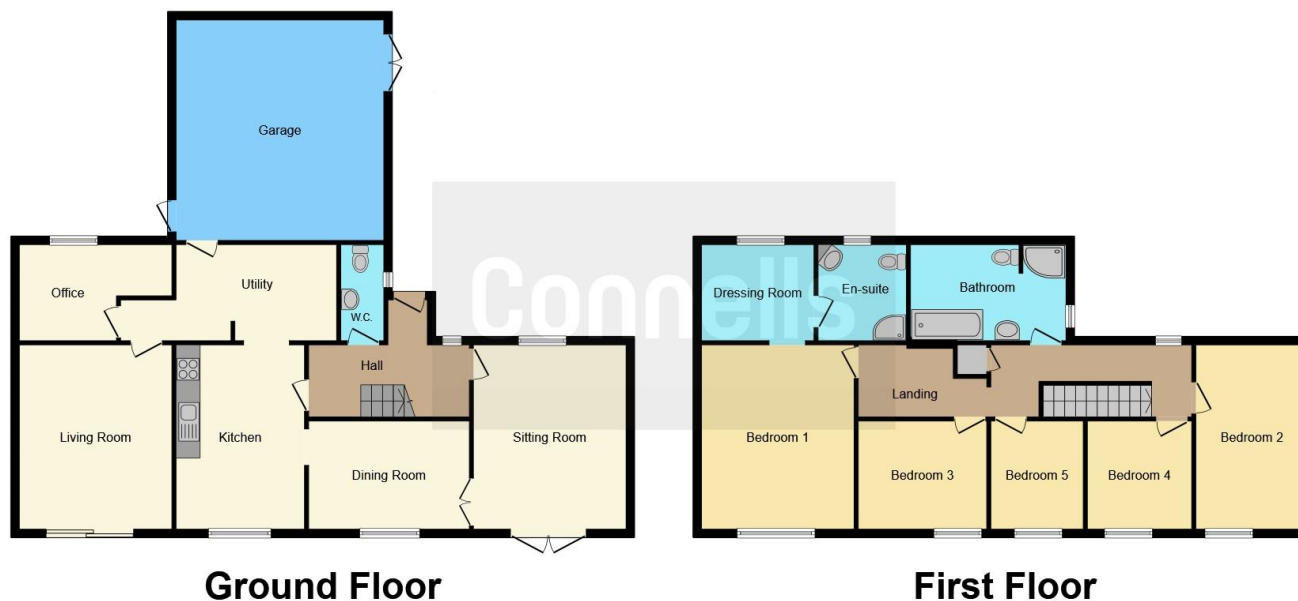












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/MKN320171](http://connells.co.uk/Property/MKN320171)



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