



**Connells**

Christian Court  
Willen Milton Keynes





### Property Description

Connells Estate Agents are delighted to present to the market this three bed semi 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 a porch, cloakroom, lounge with stairs to first floor landing, kitchen, dining room, landing, three bedrooms and a bathroom. Outside there is an enclosed rear garden, with a garage and spacious driveway for parking of up to four cars.

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](mailto: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.



## Porch

Front door.

## Cloakroom

Wash hand basin, w/c and a heated towel rail.

## Lounge

15' 3" Maximum x 15' 2" ( 4.65m Maximum x 4.62m )

Stairs leading to the first floor landing, double glazed window, wall mounted radiator x 2, tv and telephone points, electric fireplace, door to dining room.

## Kitchen/Diner

15' 2" x 8' 9" ( 4.62m x 2.67m )

Double glazed window, eye base units, worksurfaces, sink, built in oven, cooker hob, part tiled, splashback, spotlights in the ceiling, space for washing machine, fridge/freezer.

Double glazed door to the rear garden.

## Landing

## Bedroom 1

13' 10" x 8' 7" ( 4.22m x 2.62m )

Double glazed window, fitted wardrobes, wall mounted radiator,

## Bedroom 2

10' x 8' 11" ( 3.05m x 2.72m )

Double glazed window, wall mounted radiator.

## Bedroom 3

8' x 6' 3" ( 2.44m x 1.91m )

Double glazed window, wall mounted radiator.

## Bathroom

Double glazed window, wash hand basin vanity unit, bath with mixer taps and shower over, fully tiled, heated towel radiator.

## Front Garden

Path to the front door, driveway and garage to the side of the house with shrub borders.

## Rear Garden

Enclosed by a fence, laid to lawn, shrub borders.

## Parking

Garage has a door to the rear garden, driveway.















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

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