



**Connells**

Tyrrill  
Stantonbury Milton Keynes





### Property Description

Connells Estate Agents are delighted to bring to the market this three bedroom home in the popular area of Stantonbury that would in our opinion make an ideal first time purchase. A short drive from Central Milton Keynes and all of its amenities, this property should be viewed to be appreciated.

The living accommodation includes an entrance hallway, lounge, kitchen/breakfast room, cloakroom, three bedrooms and a family bathroom. Outside there is an enclosed rear garden.

Please see the full range of photographs and the floorplan showing an indicative view of room layouts. For further information and to arrange your viewing call Connells Estate Agents on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

### The Area

Stantonbury is located to the north of Milton Keynes and offers excellent access in to the town centre and all of its amenities. It is a short drive or bus journey away where you will find Centre:MK, the Xscape building, theatre district and mainline railway station.

The area is well served with local schools and there are amenities that are also within walking distance.

The mainline railway station offers regular and direct links into London Euston, with journey times of approximately 35 minutes. Junction 14 of the M1 is a short drive away, as are other main trunk roads such as the A421, A422, A5 and A509.

## Entrance Hallway

Door to front aspect. Cupboard. Stairs to first floor.

## Cloakroom

Low level WC and wash hand basin.

## Lounge

17' 7" max x 11' 1" max ( 5.36m max x 3.38m max )

Window to front aspect. Radiator. TV point.

## Kitchen / Diner

18' max x 9' 1" max ( 5.49m max x 2.77m max )

Window to rear aspect and patio doors to rear aspect. Eye and base level units, worksurfaces, sink, gas hob, oven and plumbing for washing machine.

## Landing

Doors to all bedrooms and bathroom.

## Bedroom 1

13' 7" max x 11' 1" max ( 4.14m max x 3.38m max )

Window to rear aspect. Radiator.

## Bedroom 2

13' 7" max x 9' 1" max ( 4.14m max x 2.77m max )

Window to front aspect. Radiator.

## Bedroom 3

9' 8" max x 8' 5" max ( 2.95m max x 2.57m max )

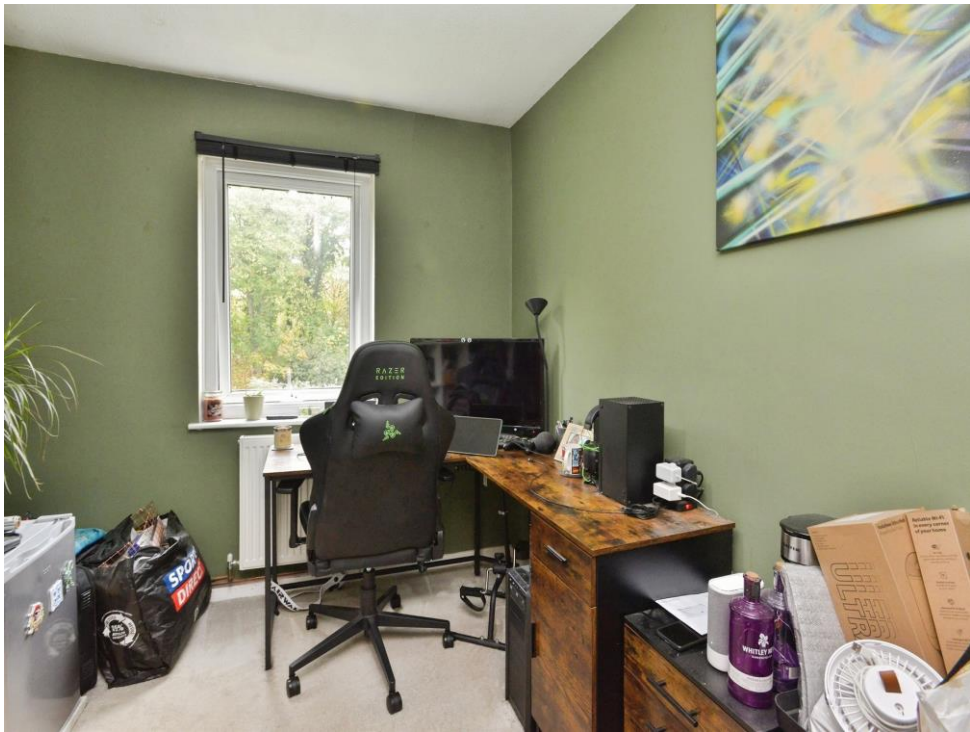
Window to front aspect. Radiator.

## Bathroom

Window to front aspect. Bath with mixer taps, low level WC and wash hand basin.

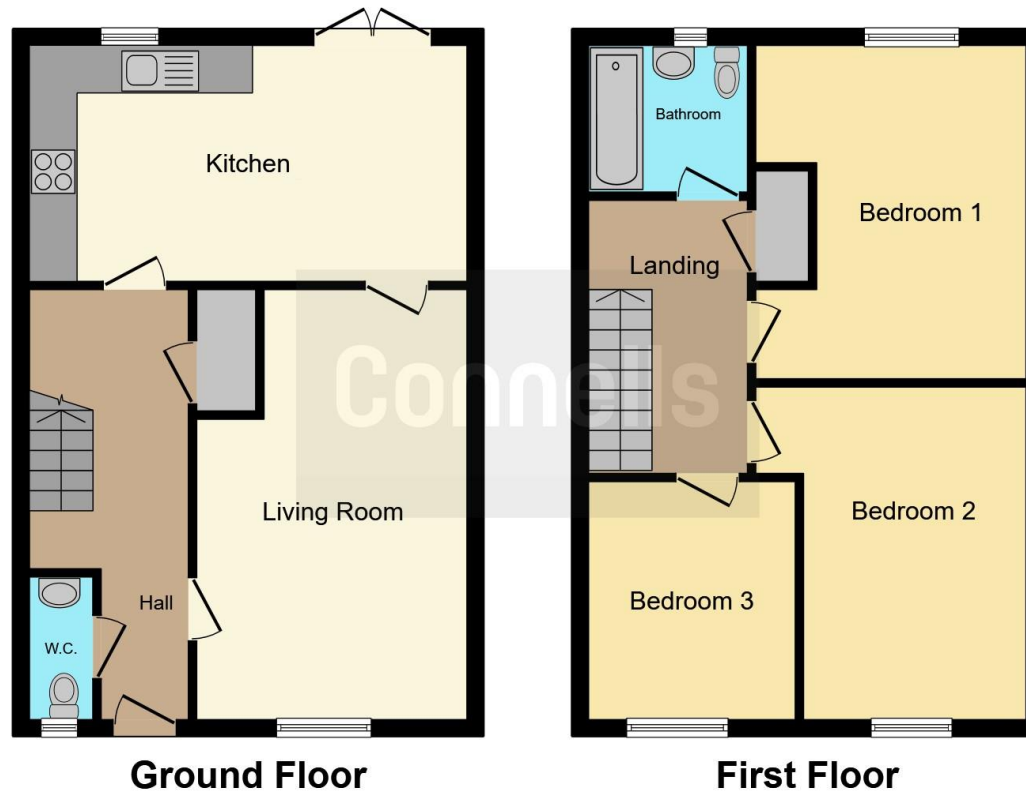












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN320729](http://connells.co.uk/Property/MKN320729)**



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Property Ref: MKN320729 - 0002