



**Farrington Way, Eagle farm south, MILTON KEYNES, MK17 7EJ**

**welcome to**

## **Farrington Way, Eagle farm south, MILTON KEYNES**

Brown & Merry are proud to present this BEAUTIFULLY PRESENTED three-bedroom home consisting of SPACIOUS LOUNGE, KITCHEN/DINER with INTEGRATED APPLIANCES plus FRENCH DOORS leading to a PRIVATE REAR GARDEN, EN SUITE to the MASTER BEDROOM, CLOAKROOM and PARKING for TWO VEHICLES with ELECTRIC POINT.

### **Entrance Hall**

Door to front, double glazed window, stairs to first floor, door to lounge, radiator

### **Cloakroom**

W/C, wash hand basin.

### **Lounge**

11' 7" x 13' 10" ( 3.53m x 4.22m )

Double glazed window to the front, radiator, cupboard with understairs storage, door to kitchen.

### **Kitchen/Dining Room**

11' 5" x 10' 5" ( 3.48m x 3.17m )

Symphony New York range kitchen, range of wall and base units, one and a half bowl sink with drainer, integrated Zanussi fridge/freezer and dishwasher, open to utility, door to W/C, double glazed French doors to garden.

### **Utility Room**

Irregular Shaped Room 3' 5" x 5' 7" ( 1.04m x 1.70m)

Integrated washing machine/ dryer with counter top and combination boiler.

### **Landing**

Radiator, door to airing cupboard, doors to all three bedrooms and bathroom

### **Bedroom1**

Irregular Shaped Room 8' 6" x 8' 11" ( 2.59m x 2.72m)

Double glazed window to the front, radiator, integrated mirrored sliding door wardrobes, door to en-suite.

### **En-Suite**

Doble glazed window to the side, part tiled with 'Porcelanosa' tiles, shower enclosure with glass panels, W/C, wash hand basin, radiator

### **Bedroom 2**

8' 6" x 8' ( 2.59m x 2.44m )

Double glazed window to the rear, radiator.

### **Bedroom 3**

6' 5" x 7' 9" ( 1.96m x 2.36m )

Double glazed window to the front, radiator.

### **Bathroom**

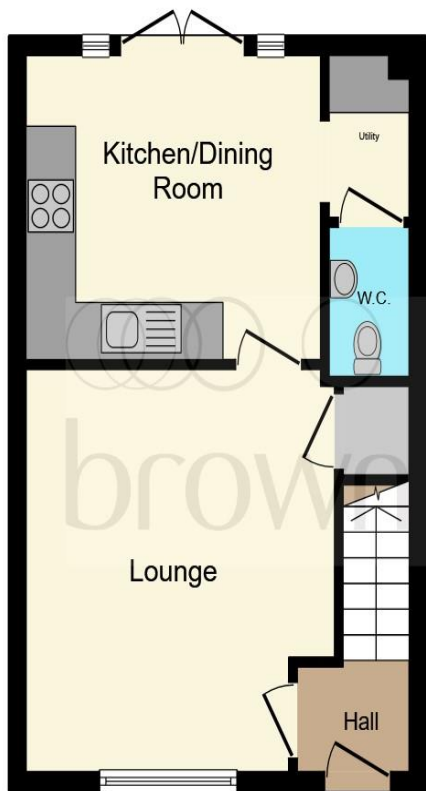
Double glazed to the rear, W/C, wash hand basin with mixer taps, shower point, 'Roca white wear' bathroom, part tiled with Porcelanosa tiles, shower over panelled bath, 'Amtico' flooring.

### **Front Garden**

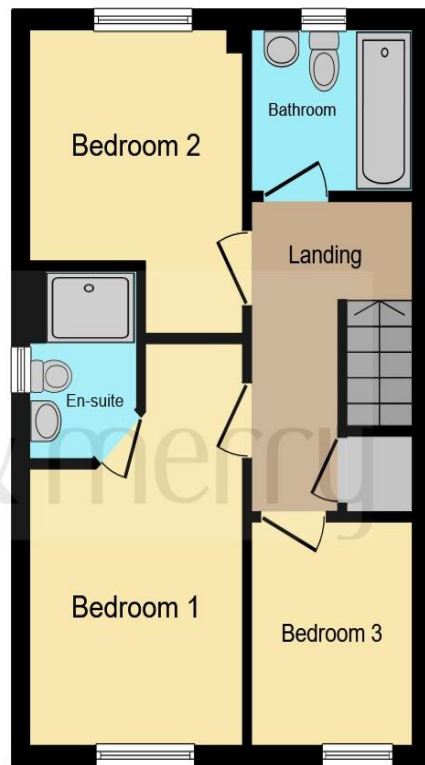
Two allocated parking spaces with electric car charging point.

### **Rear Garden**

Partly laid to lawn, patio area, gated rear access, external power source and ample sized shed.



**Ground Floor**



**First Floor**

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)





welcome to

Farrington Way,

Eagle farm south MILTON KEYNES

- THREE BEDROOMS
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- EN SUITE, FAMILY BATHROOM & CLOAKROOM
- PARKING FOR TWO CARS
- NHBC WARRANTY

Tenure: Freehold EPC Rating: B

**£425,000**



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Property Ref:  
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