



To arrange a viewing  
please call 01908 675747

Welcome to Magnus Grove, Fairfields, Milton Keynes - a stunning detached house that offers the perfect blend of comfort and style. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there's plenty of room for everyone to enjoy their own space.

The two bathrooms ensure convenience and privacy for all residents, making busy mornings a breeze. The outstanding school catchment in the area is a fantastic bonus for families looking to provide their children with a top-notch education.

One of the highlights of this property is the spacious kitchen/diner, perfect for hosting dinner parties or enjoying family meals together. The four double bedrooms offer ample space for a growing family or for guests to stay over comfortably.

Located in the desirable area of Fairfields, this property is not just a house, but a place to call home. Don't miss out on the opportunity to make this beautiful house your own and enjoy the best that Milton Keynes has to offer.

- Four Double Bedrooms
- Outstanding School Catchment
- Single Garage & Driveway
- Two Reception Rooms
- En Suite & Dressing Room to Master
- Full Integrated Kitchen & Separate Utility

#### LOCATION: FAIRFIELDS

A brand new development to the West of Milton Keynes between Crownhill and Stony Stratford and running alongside the old A5. This fantastic location is within easy reach of Central Milton Keynes & within a short distance from the popular Stony Stratford. Fairfields Primary School is located on the development, making it an ideal location for families.

#### ENTRANCE HALL

#### SITTING ROOM

17'7" x 11'8"

#### FAMILY ROOM

11'8" x 10'7"

#### DOWNSTAIRS CLOAKROOM

#### KITCHEN/DINER

18'4" x 12'4"



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UTILITY

FIRST FLOOR LANDING

MASTER BEDROOM  
12'4" x 12'0"

EN SUITE

DRESSING AREA

BEDROOM TWO  
11'10" x 10'0"

BEDROOM THREE  
11'10" x 9'6"

BEDROOM FOUR  
11'10" x 7'4"

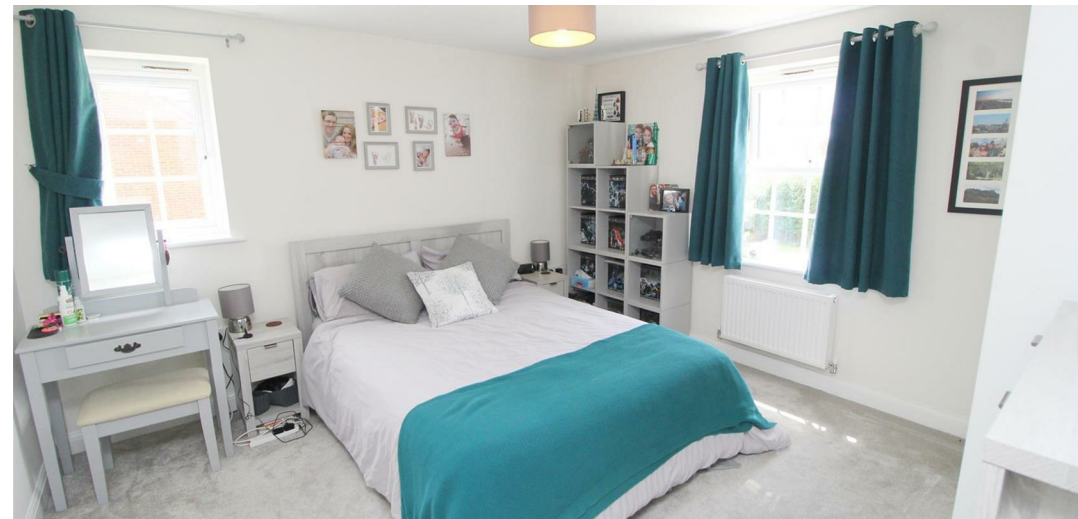
BATHROOM

REAR GARDEN

SINGLE GARAGE & DRIVEWAY

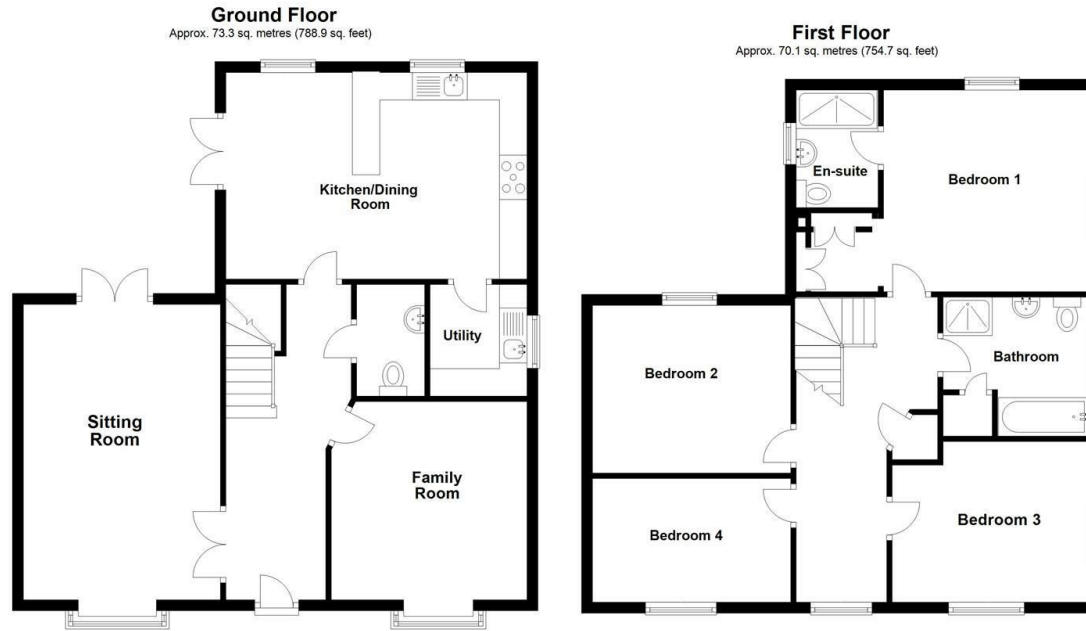
TENURE  
Freehold

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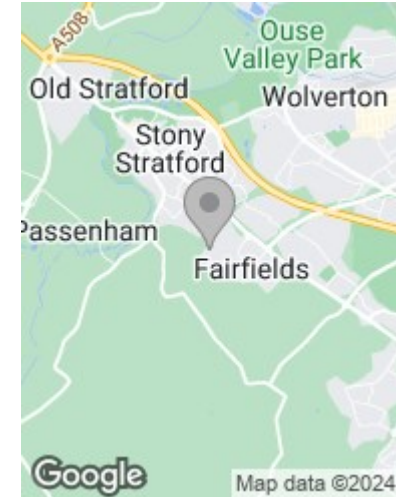






Total area: approx. 143.4 sq. metres (1543.6 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

