

Connells

Friary Grove
Eagle Farm South Milton Keynes

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Eagle Farm South Milton Keynes MK17 7FG

for sale
£400,000







Property Description

Situated in the desirable and well connected Eagle Farm South development, this stylish and well maintained three bedroom semi detached home offers practical modern living and an attractive, family friendly layout.

The property opens with a bright entrance hall leading into a separate, generously sized living room, perfect for relaxing or entertaining. To the rear, the contemporary open plan kitchen–diner provides modern units, excellent worktop space, and a sociable layout ideal for family meals, with patio doors leading directly to the rear garden.

Upstairs, the home features three well proportioned bedrooms, including a spacious primary bedroom complete with its own ensuite shower room, offering a private and luxurious touch. A sleek, modern family bathroom serves the remaining bedrooms.

Outside, the property benefits from a private rear garden, ideal for outdoor dining and family time, while the front driveway offers convenient off street parking.

Agents note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does note go ahead.

Entrance Hall

Stylish laminate flooring with a fitted radiator and practical understairs storage.

Cloakroom

Neatly presented with a W/C, sink, toilet, and a window providing natural light and ventilation.

Lounge

Well-presented with carpet flooring, a wall-mounted TV, radiator, and a front-facing window providing natural light.

Kitchen

- Stylishly finished with laminate flooring and fitted with a double sink, dishwasher, fridge-freezer, integrated oven, and gas hob with extractor hood. The room also houses the boiler and features French doors providing direct access to the back garden.

Utility Room

Convenient additional space housing the washing machine.

Landing

Well-presented with carpet flooring, a loft hatch for roof access, and a convenient storage cupboard.

Bedroom One

Well-presented front-facing bedroom complete with a fitted wardrobe, radiator, and window allowing plenty of natural light.

En Suite

Modern shower room featuring a shower, toilet, sink, stylish half-tiled finish, window for natural light, and a fitted towel rail.

Bedroom Two

Well-appointed rear-facing bedroom with fitted wardrobes, soft carpet flooring, a window providing natural light, and a radiator.

Bedroom Three

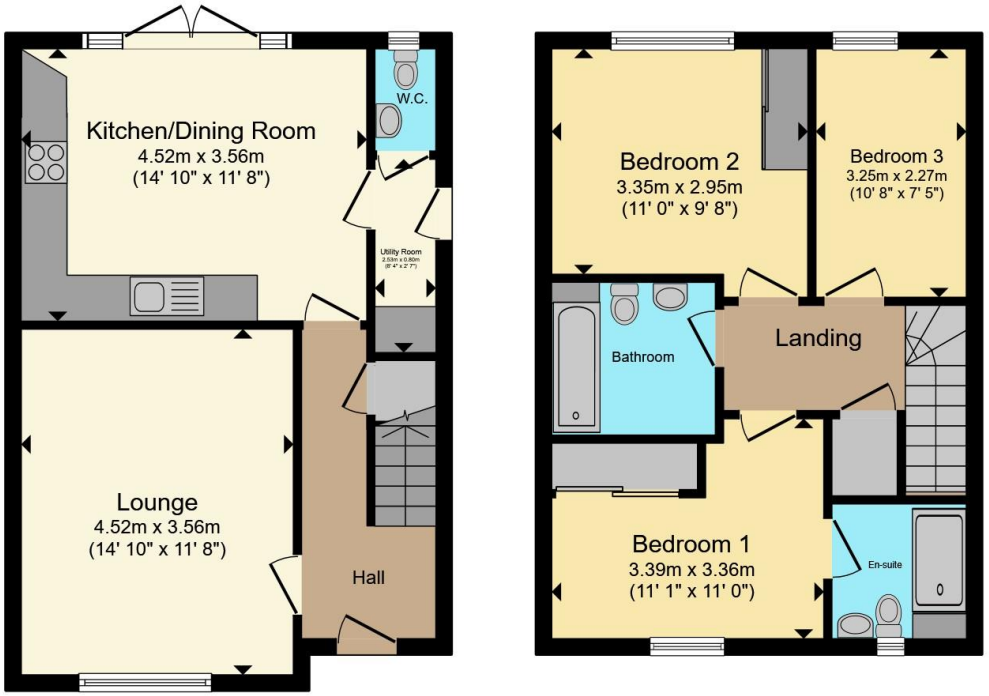
Well-presented bedroom featuring soft carpet flooring, a window providing natural light, and a radiator.

Rear Garden

Well-laid patio with a garden shed and a covered tarp area, plus useful side access.







Ground Floor **First Floor**





Total floor area 85.3 m² (918 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/WNT308476

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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