



Connells

Lamberhurst Grove
Kents Hill Milton Keynes



Property Description

A fantastic opportunity to acquire a spacious three-bedroom semi-detached family home in one of Milton Keynes' most popular and well-connected neighbourhoods. Offered with no upper chain and the exceptional added benefit of full planning permission already granted for a transformational two-storey extension and loft conversion.

The ground floor accommodation is both practical and welcoming, comprising an entrance hall with a convenient downstairs WC, a generous living room, a well-appointed kitchen/dining room with patio doors leading to the rear garden - perfect for family life and entertaining. The ground floor also benefits from underfloor heating.

On the first floor, three bedrooms are served by a family bathroom with a shower over a bath. Bedrooms one and two both benefit from fitted wardrobes, providing excellent storage throughout.

Externally, to the front, a private hardstanding driveway provides off-road parking and is complemented by an integral garage. To the rear, the enclosed garden is exceptionally private, with no overlooking from the rear - a rare and highly sought-after feature for anyone who is seeking privacy in outdoor space.

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 not go ahead.

Location Information

Kents Hill is a well-established and highly regarded residential location on the eastern side of Milton Keynes, consistently popular with families and professionals alike. The

property is within easy reach of Kents Hill School, Monkston Primary School and Walton High School - one of the top secondary schools in the region - as well as Kingston Shopping Centre, Central Milton Keynes with its mainline railway station (London Euston approx. 35 minutes), Junction 14 of the M1 motorway, and extensive green spaces, redways and cycling routes throughout the area.

This is a chain-free sale offering buyers speed and certainty. Early viewing is strongly recommended.

Planning Permission

- o Full Planning Permission was granted on 10th June 2024 (Application Ref: 24/00970/HOU, signed off by Jon Palmer MRTPI, Head of Planning).

- o The approved scheme comprises a two-storey side extension over the existing garage with front dormer window, plus a full loft conversion with rear dormer and rooflights to the front roofslope.

- o The approved plans show the potential to create a substantially enlarged 4/5-bedroom family home, adding an en-suite master bedroom, first-floor study/office, enlarged kitchen/family room, and a further bedroom in the loft.

- o The permission is valid for 3 years from the date of grant and must be commenced before 10th June 2027.

- o The permission transfers automatically to the new owner. It attaches to the land, not to the current vendors.

- o No objections were upheld. Even a local councillor's concerns were dismissed by the planning officer.

- o All architectural drawings, CGI renders, and the full decision notice

are available.

Entrance Hall

Stairs rising to first floor, radiator.

Downstairs W/C

Low level WC & vanity wash hand basin.

Living Room

Double glazed window to front aspect and wall mounted radiator.

Kitchen/Diner

Mixture of wall and base units with rolled counter top over, variety of electrical appliances with a gas hob and extractor over. Double glazed patio door and window to rear aspect of the property.

Landing

Stairs rising from ground floor and a storage cupboard.

Bedroom One

Fitted wardrobes and double glazed window to rear aspect.

Bedroom Two

Fitted wardrobes and double glazed window to front aspect.

Bedroom Three

Double glazed window to front aspect.

Family Bathroom

Fitted three piece suite comprising sink, WC and shower over bath with vanity mirror and cabinets, towel rail radiator, extractor fan and frosted double glazed window to rear aspect.

Outside Space

Front Garden

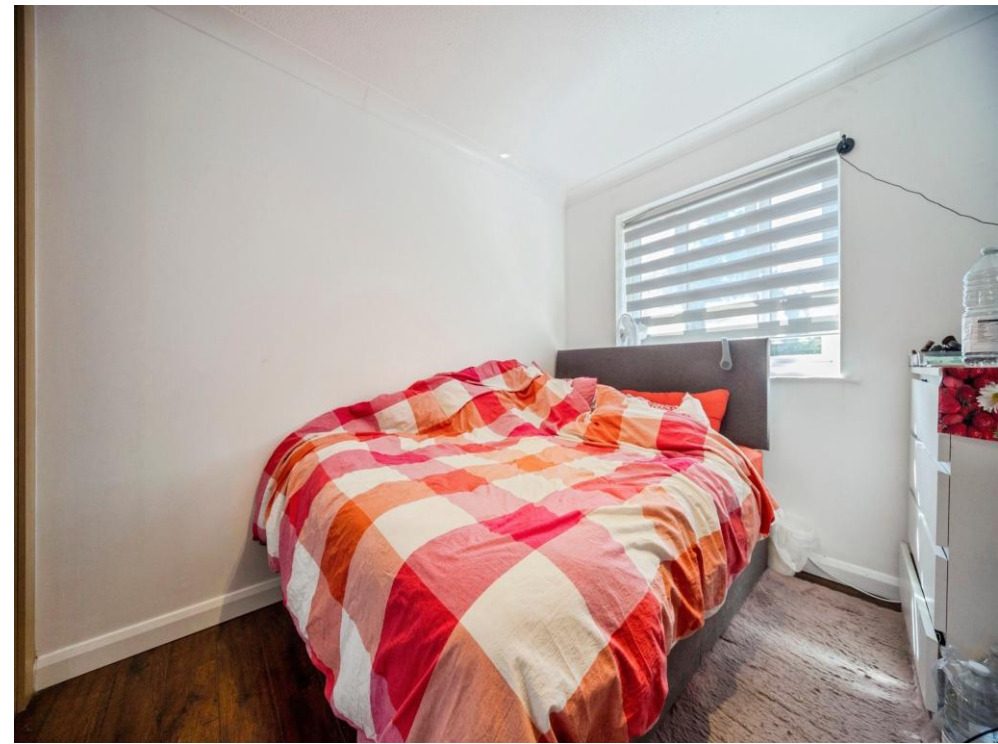
Hardstanding driveway, laid to lawn with mature shrubs around.

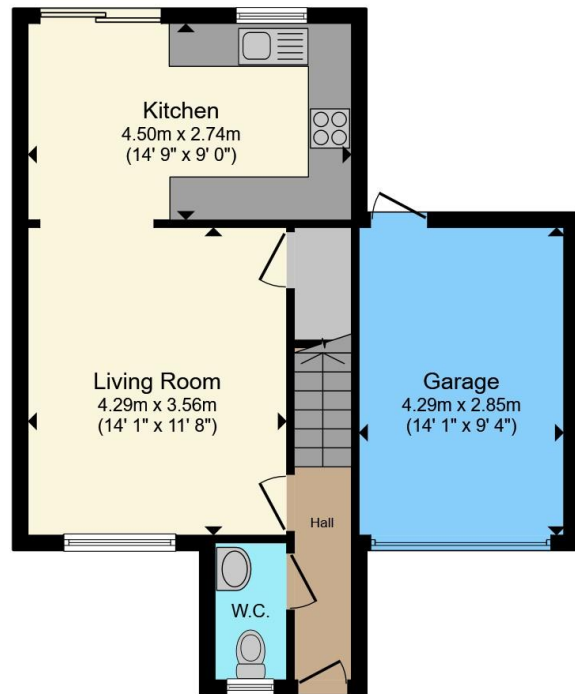
Rear Garden

Raised deck area, gravelled patio with a mainly laid lawn area to the top of the garden, courtesy door access.

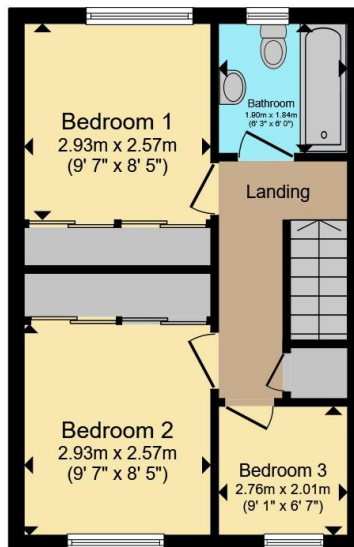
Garage & Parking

Driveway parking and a garage with an up and over door.





Ground Floor



First Floor

Total floor area 80.7 m² (868 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



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/WNT306948

Tenure: Freehold



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