



**CHRIS DURRANT**  
— ESTATE AGENTS —

**exp**

# Quadrans Close, Pennyland, Milton Keynes, MK15 8AU

Guide Price £800,000

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- 2774 sq ft of living space
- 0.17 acre plot
- Four double bedrooms with two en suites
- Garden with a good degree of privacy
- Four reception rooms
- Superb kitchen/dining room
- Double garage with electric door
- Cul de sac location
- Underfloor heating
- Extended home



This well extended and beautifully presented four double bedroom home, set on a generous 0.17 acre plot, has accommodation of approximately 2774 sq ft and backs onto tranquil green space and the Grand Union Canal, whilst being close to the centre of Milton Keynes. This unique property features expansive, light-filled living areas, meticulously designed, creating a 'one off' home. Features in this home include LED lighting, a heat recovery system, underfloor heating throughout, triple-glazed windows, glass glass balustrade stairs to the first floor and a modern kitchen with high end finishes.

For all enquiries please quote CD0104





CHES SUBBANT  
0161 275 1111

**TOTAL: 2774 sq. ft, 258 m2**  
 1st floor: 1589 sq. ft, 148 m2, 2nd floor: 1185 sq. ft, 110 m2  
 EXCLUDED AREAS: DOUBLE GARAGE: 532 sq. ft, 49 m2, UTILITY: 56 sq. ft, 5 m2, WALLS: 207 sq. ft, 19 m2

Floor Plan Created By: Hargreaves & Hill. Measurements: Derived From High Quality But Not Guaranteed



**Energy performance certificate (EPC)**

3 Clarendon Close Didsbury M20 2LQ M20 2LQ	Energy rating <b>C</b>	18 February 2018 Certificate number: 9430-2018-2200-2446-1204
Property type	Detached house	
Total floor area	249 square metres	

**Rules on letting this property**

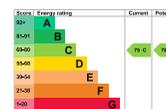
Properties can be let if they have an energy rating from A to E.

You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-performance-certificates) <https://www.gov.uk/government/guidance/energy-performance-certificates>

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

The average energy rating is D  
 the average energy score is 60

