



**Connells**

Ellynore Close  
Brooklands Milton Keynes



### Property Description

This well-presented home offers bright and practical accommodation ideal for modern living. The entrance hall provides useful storage, leading through to a spacious lounge with a designated office area, perfect for home working.

The kitchen/diner is light and welcoming, featuring multiple double-glazed windows, a door to the rear garden, and a range of wall and base units with built-in oven, gas hob, extractor, and stainless-steel sink.

Upstairs are three well-proportioned bedrooms, including a generous main bedroom with ample built-in storage. The family bathroom is fitted with a bath and shower over, WC, wash hand basin, radiator, extractor, and window.

Outside, the rear garden offers side access, a patio seating area, and two storage sheds. Off-road parking is provided by a driveway with space for two vehicles.

### Entrance Hall

Welcoming entrance hall featuring a radiator, two useful storage cupboards, and a door leading to the front of the property.

### Cloakroom

Comprising a low-level WC, wash hand basin, radiator, and extractor fan.

### Lounge

Bright and comfortable lounge featuring a double-glazed window, radiator, and a designated office or study area, ideal for home working or flexible living.

### Kitchen/Diner

Spacious kitchen/diner with three double-glazed windows providing excellent natural light, a door opening onto the garden, radiator, and extractor fan. Fitted with a range of wall and base units, incorporating a built-in oven,

gas hob, and stainless-steel sink with drainer, offering a practical and sociable space for everyday living and dining.

### Bedroom One

Generous principal bedroom featuring three double-glazed windows allowing ample natural light, a radiator, built-in storage cupboard, and an airing cupboard providing practical storage solutions.

### Bedroom Two

Well-proportioned bedroom featuring a double-glazed window and radiator.

### Bedroom Three

Bedroom featuring a double-glazed window, radiator, and loft access hatch.

### Bathroom

Well-appointed bathroom comprising a panelled bath with shower over, low-level WC, wash hand basin, radiator, extractor fan, and a double-glazed window providing natural light and ventilation.

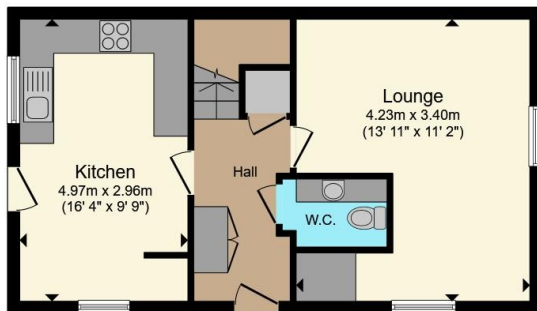
### Rear Garden

Enclosed rear garden benefiting from side gate access, a patio area ideal for outdoor seating, and two useful sheds providing ample storage.

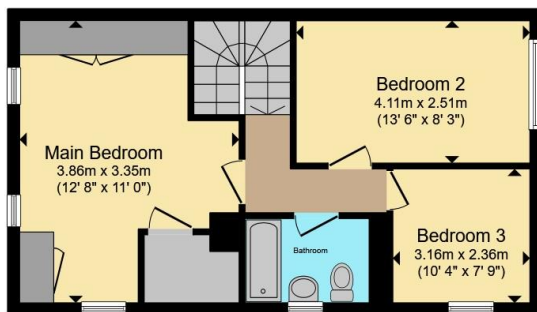
### Parking

Off-road parking provided by a driveway with space for two vehicles.





**Ground Floor**



**First Floor**

Total floor area 89.0 m<sup>2</sup> (958 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](http://www.propertybox.io)



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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: D

Tenure: Freehold

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