



Connells

George Avenue
Glebe Farm MILTON KEYNES

George Avenue Glebe Farm MILTON KEYNES MK17 8TY

for sale
£415,000



Property Description

Connells are delighted to bring to the market this immaculately presented three bedroom semi-detached property situated in the sought after area of Glebe Farm. The accommodation briefly comprises of an entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms one with an en-suite shower room and family bathroom. The property also benefits from a good size rear garden and a driveway with parking for two vehicles. Viewing is highly recommended.

Glebe Farm has close links to the M1 motorway and is also a short drive away from Milton Keynes Central Railway station with direct connections to London, Birmingham and Manchester making this an ideal commuter/family home. Also located very close to Kingston Shopping Centre with it's array of shops and restaurants. St Mary's primary school and Glebe Farm Secondary School are both in short walking distance along with the local convenience store. CALL CONNELLS ON 01908 691606 to view!

Entrance Hall

Double glazed front door with full length glazed side panel. Understairs storage cupboard. Doors to kitchen, cloakroom, and lounge. Storage cupboard. Stairs to first floor.

Cloakroom

Two piece suite to comprise of low level wc, and pedestal wash hand basin. Part tiled

walls. Frosted double glazed window to side aspect. Wall mounted radiator.

Kitchen

8' x 12' (2.44m x 3.66m)

Modern fully fitted kitchen with a range of base and wall units with worksurfaces over. Integrated oven with electric hob and cooker hood over. One and a half stainless steel sink with mixer taps over. Integrated fridge/freezer. Double glazed window to front aspect. Spotlights to ceiling.

Lounge/Diner

16' 11" x 15' 3" (5.16m x 4.65m)

Double glazed window to rear aspect. Double glazed doors leading to rear garden. Wall mounted radiator. Space for dining table.

Landing

Stairs from ground floor. Doors to all bedrooms and family bathroom. Wall mounted radiator. Access to loft.

Bedroom One

10' 6" x 13' 1" (3.20m x 3.99m)

Built in double mirrored wardrobes. Full length double glazed window to front aspect. Door to en-suite shower room. Wall mounted radiator.

En-Suite Shower Room

Three piece suite to comprise of walk-in shower with rainfall shower attachment, low

level WC and vanity wash hand basin. Tiled splashbacks. Wall mounted radiator. Frosted double glazed window to front aspect. Shaver point. Spotlights to ceiling.

Bedroom Two

13' 9" x 9' 1" (4.19m x 2.77m)

Double bedroom with double glazed window to rear aspect. Wall mounted radiator.

Bedroom Three

14' 7" x 7' 1" (4.45m x 2.16m)

Wall mounted radiator. Double glazed window to rear aspect.

Family Bathroom

Three piece suite to comprise of single panelled bath,with shower over, vanity sink unit and low level WC. Frosted double glazed window to side aspect. Heated towel rail. Spotlights to ceiling.

Front

Driveway with parking for two vehicles. Small path to front door.

Rear Garden

Good size rear garden mainly laid to lawn with wooden panelled fencing surround. Garden shed. Patio area.

Agents Note

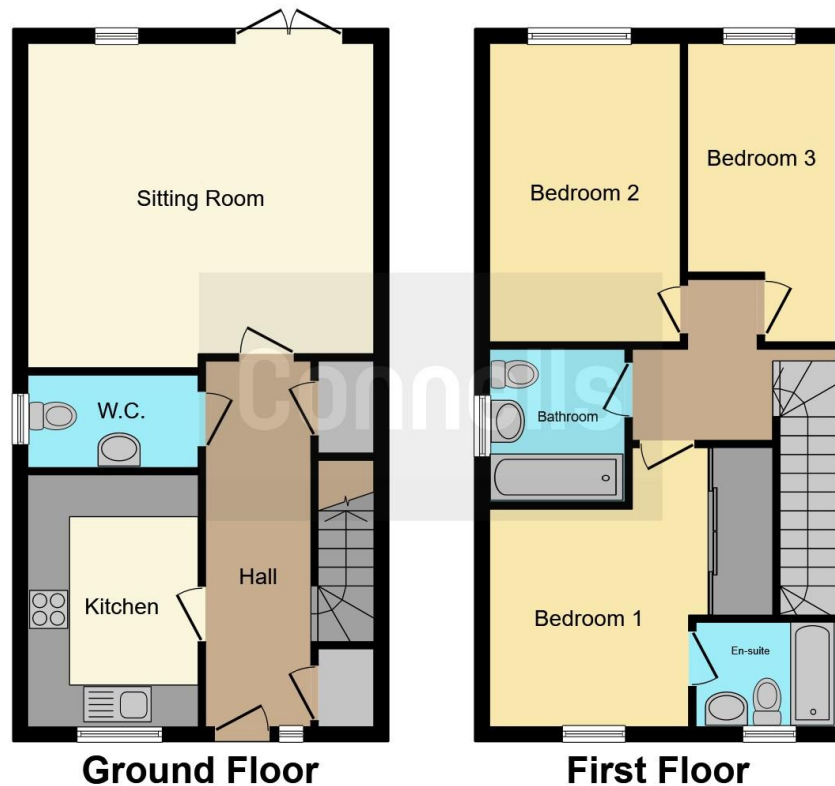
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity

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.









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.focalagent.com

To view this property please contact Connells on

T 01908 691606
E walnuttree@connells.co.uk

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree
 MILTON KEYNES MK7 7AN

EPC Rating: B Council Tax Band: D

view this property online connells.co.uk/Property/WNT307558

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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