



Burney Drive, Eagle Farm South, MK17 7BY
Guide Price £425,000 - Freehold



Situated within the ever-popular Eagle Farm South development, this beautifully presented three-bedroom semi-detached townhouse offers stylish, versatile accommodation arranged over three floors, perfectly suited to modern family living.

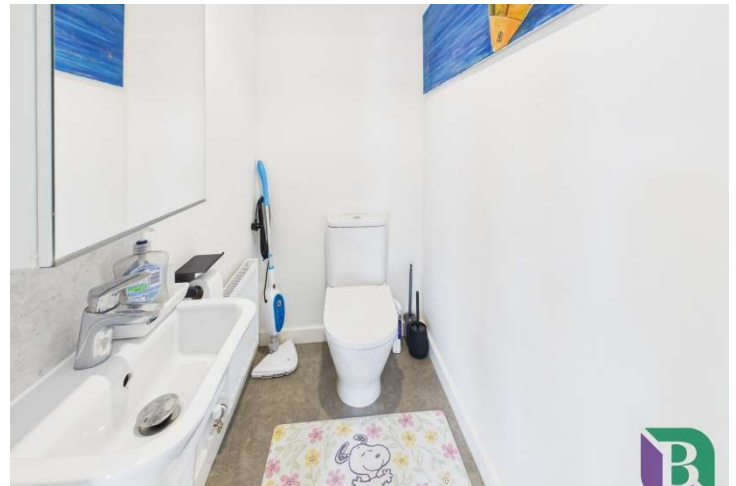


Burney Drive

Eagle Farm South, MK17 7BY



Eagle Farm South is a thriving modern community offering excellent access to highly regarded schools, local shopping facilities, parks, children's play areas and cycle routes, whilst Kingston Centre, Central Milton Keynes, the A421, A5 and Junctions 13 and 14 of the M1 are all within easy reach, making this an outstanding home for commuters and families alike.



The property is welcomed by an inviting entrance hall before opening into a comfortable living room, creating a relaxing space to unwind. To the rear, the contemporary kitchen/dining room forms the heart of the home, fitted with a range of integrated appliances and providing ample space for everyday dining and entertaining, as well as connecting into a practical small utility area and downstairs cloakroom, whilst French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The upper floors continue to impress with well-balanced accommodation. The first floor offers two generously proportioned bedrooms, both served by a modern family bathroom, whilst the entire second floor is dedicated to an impressive principal bedroom suite, enjoying excellent proportions, built-in storage and the privacy of its own stylish en-suite shower room. The thoughtful layout provides flexibility for growing families, those working from home or buyers seeking space to accommodate guests.

Outside, the low-maintenance rear garden has been thoughtfully designed for ease of upkeep, with artificial lawn, patio seating areas and a timber summer house creating an ideal setting for relaxing or entertaining throughout the year. To the rear of the property are two allocated parking spaces.



Ground Floor



Floor 1



Floor 2



Approximate total area¹⁾
942 ft²
87.6 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS (PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (91-100)	95
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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