



This well-presented link-detached home combines comfortable living space, practical layout, and a highly convenient location. With nearby schools, shops, green spaces, and excellent transport links, it represents a fantastic opportunity for buyers seeking a family home in one of Milton Keynes' well-connected residential areas.

Situated in a popular and well-established residential area of Milton Keynes, this attractive link-detached family home offers well-balanced living accommodation across two floors, complemented by a garage and driveway parking. The property is ideal for families, professionals, or buyers seeking a home in a convenient location with excellent access to local amenities, schools, and transport links.

Upon entering the property, you are welcomed into a central hallway that provides access to the main living areas and staircase to the first floor. The ground floor features a bright and spacious living and dining room positioned to the front of the home, benefiting from a bay window that allows plenty of natural light and creates an inviting space for relaxing or entertaining.

To the rear of the property is a separate kitchen, thoughtfully arranged with ample worktop space and storage units, as well as room for essential appliances. The layout offers practicality for everyday cooking while remaining conveniently connected to the dining area. The ground floor also benefits from a cloakroom/WC, providing added convenience for residents and guests. Storage cupboards located off the hallway help maximise practicality and organisation.

The first floor provides well-proportioned bedroom accommodation. The main bedroom enjoys a pleasant outlook and benefits from its own private en-suite shower room, offering comfort and privacy. Two further bedrooms provide flexible accommodation, suitable for children, guests, or a home office depending on lifestyle needs. These rooms are served by a family bathroom, fitted with a bath, wash basin and WC.

Externally, the property benefits from a garage, driveway parking, creating useful additional storage space and practical access. The surrounding residential setting provides a peaceful neighbourhood environment while still being close to key local amenities.

The property has been enhanced by the current owners with a number of modern energy-efficient upgrades and practical improvements. These include the installation of an air source heat pump, providing an environmentally friendly and cost-effective heating system, as well as solar panels with battery storage, helping to reduce energy costs and improve the home's overall efficiency. In addition, the garden now features a purpose-built workshop, offering excellent additional space that could be used for hobbies, storage, or as a work-from-home environment. Together, these upgrades add both sustainability and versatility to the property.

Location

The property is located in the MK8 IAP postcode area, within the western side of Milton Keynes, a well-regarded location known for its family-friendly environment and excellent infrastructure. The area benefits from nearby green spaces, local shops, and community facilities, making it a highly convenient place to live.

A number of local amenities can be found close by, including neighbourhood convenience stores, supermarkets, healthcare facilities, and leisure amenities. Larger retail options are available at Westcroft District Centre, which provides supermarkets, restaurants, cafés, and everyday services. Additionally, Central Milton Keynes

offers extensive shopping at Centre:MK, entertainment venues, restaurants, and cultural attractions.

Schools

The property is well positioned for a range of highly regarded schools, making it particularly attractive for families. Nearby primary schools include Hazeley Academy Primary, Emerson Valley School, and Glastonbury Thorn School, all of which have established reputations within the local community.

For secondary education, the property falls within the catchment area of The Hazeley Academy, a popular and well-performing secondary school offering both secondary and sixth-form education. The academy is known for its strong academic results and wide range of extracurricular opportunities.

Transport Links

The location offers excellent transport connections for commuters and those travelling across the region. The nearby A5 dual carriageway provides quick access to surrounding towns and links directly to the M1 motorway, making journeys towards London, the Midlands, and beyond straightforward.

For rail travel, Milton Keynes Central Station is easily accessible and provides frequent direct services to London Euston, often in under 40 minutes, making the area popular with commuters.

Local bus routes operate throughout the surrounding neighbourhoods and connect residents to district centres, Central Milton Keynes, and other parts of the city.





The property comprises:

Ground Floor:

Entrance Hall
Living / Dining Room
Kitchen
Cloakroom
Storage Cupboards

First Floor:

Landing
Bedroom One, En-Suite Shower Room
Bedroom Two
Bedroom Three
Family Bathroom
Storage Cupboard

Outside:

Garage
Driveway Parking

Services:

Mains Water
Mains Drainage
Air Source Heat Pump
Freehold Property
Local Authority - Milton Keynes
Council Tax Band - D



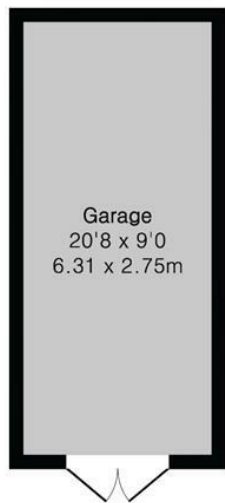


**Approximate Gross Internal Area 992 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 500 sq ft – 46 sq m

First Floor Area 492 sq ft – 46 sq m

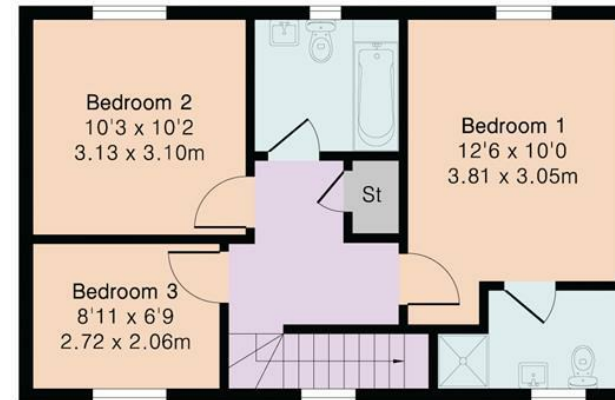
Garage Area 187 sq ft – 17 sq m



Garage



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 100+ | 100+ |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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