



**Connells**

Medale Road  
Beanhill Milton Keynes

# Medale Road Beanhill Milton Keynes MK6 4NA

for sale  
**£325,000**



## Property Description

Connells Estate Agents are delighted to bring to the market this four bedroom semi detached property in the popular area of Beanhill that benefits from being close to both the city centre of Milton Keynes and also Bletchley.

The accommodation includes an entrance hallway, kitchen/diner, lounge, inner hallway, conservatory, four bedrooms and a bathroom. Outside there is an enclosed rear garden whilst the frontage offers access to off road parking.

For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk). Please see the wide range of photographs that accompany this listing as well as the floorplan that shows an indicative view of room layouts.

## The Area

Beanhill is located around two miles from Central Milton Keynes, where there is a wide variety of retail, recreational and entertainment facilities in the shape of Centre:MK, the theatre district and the Xscape building.

MK1 retail park is also a short drive away that offers a range of shops, restaurants and a cinema.

The area is well served with local bus routes providing routes across Milton Keynes. There are also plenty of redways and cycle routes. Main trunk roads such as the A5, A421 and A422 are easily accessible from Milton Keynes. Junctions 13 & 14 of the M1 also connect to Milton Keynes.

Milton Keynes Central railway station located in the town centre offers regular and direct links into London Euston, with journey times from approximately 30 minutes.



## Entrance Hall

Entrance hall providing access to the principal rooms of the property, with useful storage and a practical layout connecting the accommodation.

## Living Room

A generously proportioned living room offering plenty of space for a range of lounge furniture. A bright and versatile reception space, ideal for both relaxing and entertaining.

## Kitchen

Fitted kitchen comprising a range of wall and base mounted units with complementary work surfaces and tiled splashbacks. Incorporating a sink and drainer, integrated oven with hob and extractor over, with space and plumbing for additional appliances. Door leading through to the conservatory.

## Conservatory

A spacious and light-filled conservatory overlooking the rear garden, currently arranged as a dining area. Featuring windows to multiple aspects and a door providing direct access outside, creating an excellent additional reception and entertaining space.

## Bedroom One

A well-proportioned double bedroom offering ample space for bedroom furniture and benefiting from natural light.

## Bedroom Two

Another generously sized double bedroom with plenty of space for a range of freestanding bedroom furniture.

## Bedroom Three

A good-sized bedroom offering flexible accommodation, suitable for use as a bedroom, home office or additional reception space if required.

## Bedroom Four

A further bedroom providing versatile accommodation, ideal as bedroom, nursery or home office.

## Bathroom

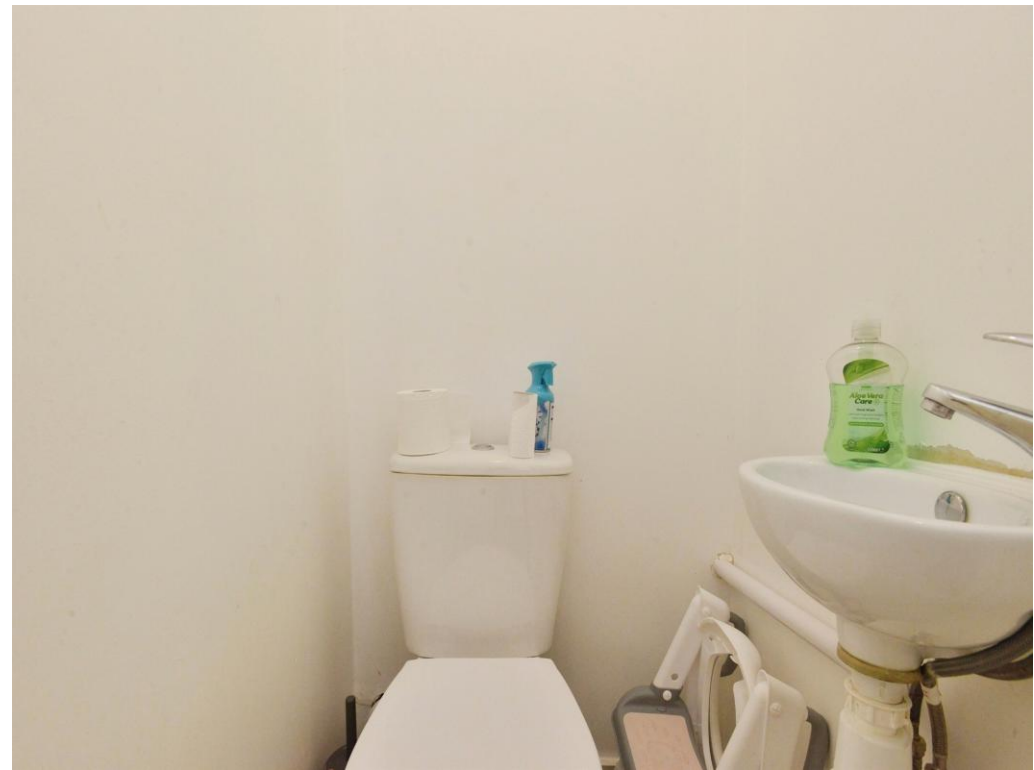
Fitted bathroom comprising a panelled bath with shower over, pedestal wash hand basin and tiled surrounds. A window provides natural light and ventilation, with a radiator completing the room.

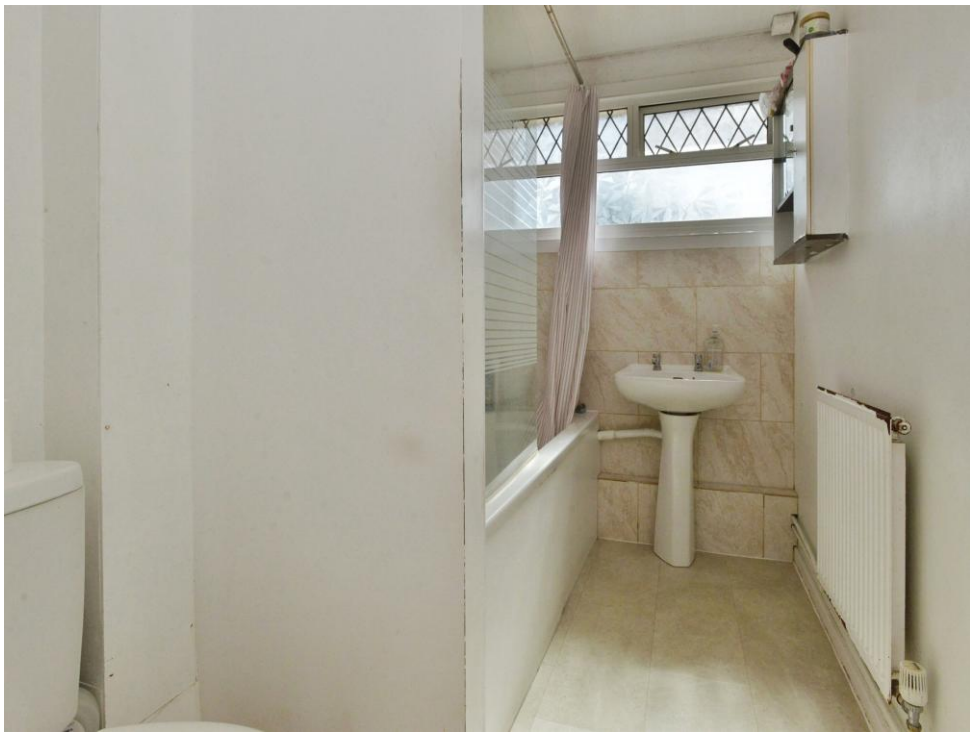
## Separate Wc

Separate WC conveniently positioned alongside the main bathroom, comprising a low-level WC.

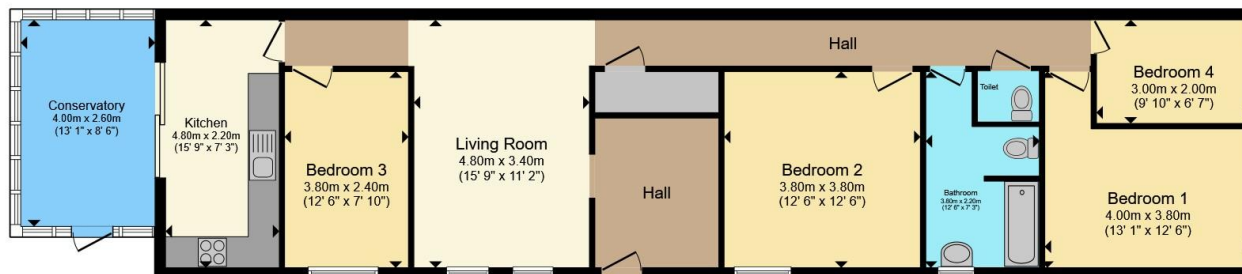
## Agents Note

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.









Total floor area 112.0 m<sup>2</sup> (1,205 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)

**Connells**

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

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 MILTON KEYNES MK9 2AD

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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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.

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