



**Connells**

Angel Close  
Pennyland Milton Keynes



## Property Description

Connells Estate Agents are delighted to be able to bring to the market this three bedroom family home that is located in the popular and sought after area of Pennyland, which is a short drive away from Central Milton Keynes city centre and all the amenities it has to offer.

The accommodation this property provides includes an entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom. Outside there is front and rear gardens and a driveway that allows for parking for two vehicles.

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

## The Area

Pennyland is a popular and sought after location to the North of Central Milton Keynes. The area is within walking distance of Campbell Park, the Grand Union Canal and Willen Lake - offering easy access to some of the towns most pleasant surroundings.

The property is a short drive from Central Milton Keynes where you will find a wide range of shops, restaurants, bars and recreational facilities at Centre:MK, the theatre district and the Xscape building. The town centre also has Milton Keynes Central railway station which offers regular and direct links into London Euston, with journey times from approximately 35 minutes.

The area is also well served with public transport links, with regular bus services across Milton Keynes and beyond. Main trunk roads such as the A5, A421, A422 and A509 are all easily accessible. Junctions 13 & 14 of the M1 also connect to Milton Keynes. Redways providing cycle routes also stretch across Milton Keynes.

## Entrance Hall

Door to front aspect. Cupboard.

## Cloakroom

Low level WC, wash hand basin and part tiled.

## Lounge

13' 6" x 12' 4" ( 4.11m x 3.76m )

Window to rear aspect. TV and telephone point. Radiator.

## Kitchen / Diner

13' 6" x 11' 8" ( 4.11m x 3.56m )

Window to front aspect. Fitted kitchen with eye and base level units and worksurfaces. Integrated oven and hob. Sink and drainer. Space for fridge/freezer. Part tiled to splash back areas.

## Landing

Loft access. Doors to all bedrooms and family bathroom.

## Bedroom 1

13' 1" to wardrobes x 12' 1" exc recess ( 3.99m to wardrobes x 3.68m exc recess )

Window to rear aspect. Built in wardrobes. Radiator.

## Bedroom 2

13' 1" x 12' 1" ( 3.99m x 3.68m )

Window to front aspect. Radiator.

## Bedroom 3

8' 5" x 6' 5" ( 2.57m x 1.96m )

Window to front aspect. Radiator.

## Bathroom

Window to rear aspect. Bath with shower over, low level WC and wash hand basin. Radiator.

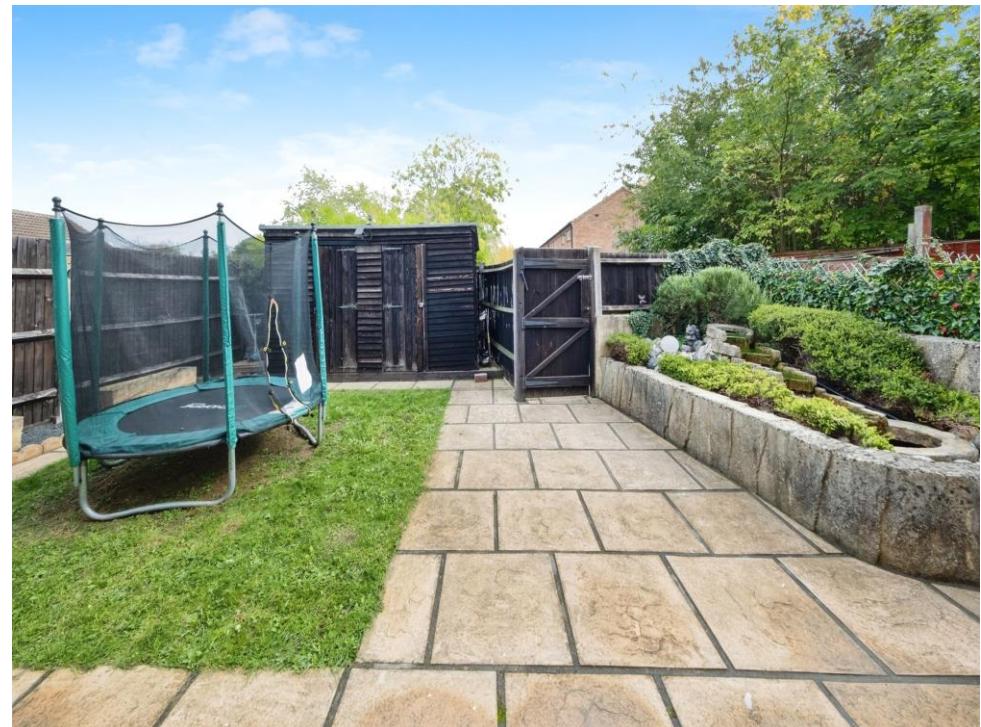
## Front Garden

## Rear Garden

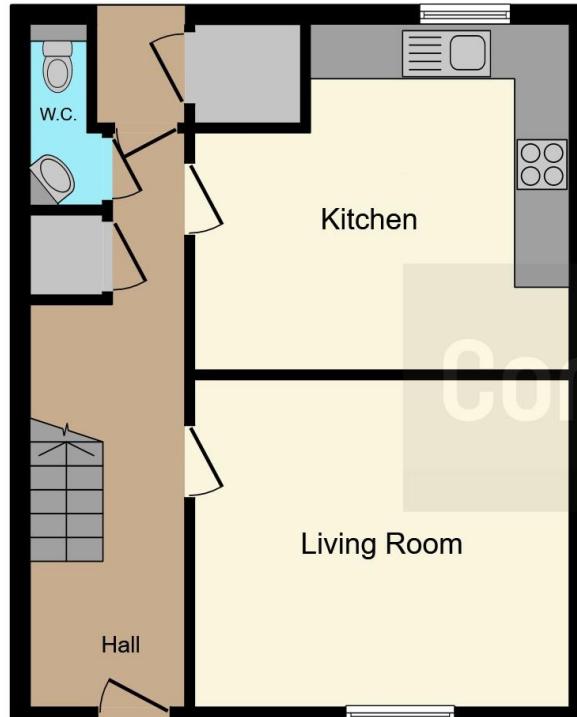
## Driveway

Parking for two vehicles.

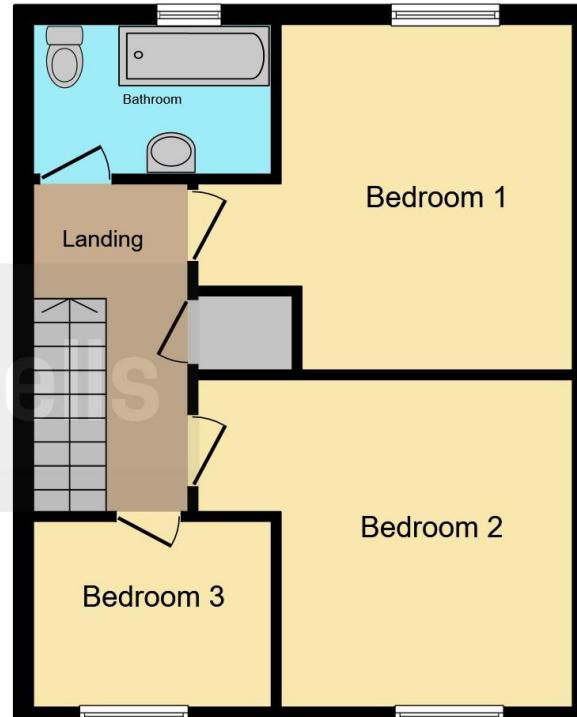








**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

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

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN320585](http://connells.co.uk/Property/MKN320585)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKN320585 - 0007