



**Connells**

Fen Street  
Brooklands Milton Keynes



### Property Description

The ground floor features a spacious entrance hall, cloakroom, a large living room with plenty of natural light, and a well-proportioned separate kitchen with modern fittings and access to the rear garden. Ample storage is built in, including useful under-stairs cupboards.

The first floor offers two double bedrooms — one with its own Jack and Jill bathroom — alongside a second double bedroom. The top floor provides two further bedrooms and a family bathroom, making this home ideal for larger families or those needing flexible space for home working.

Outside benefits from a fully enclosed rear garden and private parking. Situated in a top-rated\* school catchment and with excellent transport links, this modern home is perfect for growing families or commuters.

#### At A Glance:

- Close to Kingston Shopping District with shops, eateries, and leisure options.
- Brooklands Farm Primary School (Ofsted Outstanding\*) and Walton High School are within easy reach.
- Excellent commuter links: a short drive to the A421 giving fast access to the M1 motorway, Milton Keynes Central railway station, and Milton Keynes Coach way.

\*Please note the Ofsted rating is correct at time of publishing - Jan 2026\*

### Entrance Hall

Vinyl flooring, wall mounted radiator, entrance to WC, Kitchen & Living area, stairs rising to first floor.

### Downstairs Wc

Low level WC, pedestal wash hand basin, wall mounted radiator, vinyl flooring.

### Kitchen

Wall and base units, stainless steel sink and drainer, gas hob - with an electric cooker hood over, eye level gas oven, integrated fridge & freezer, integrated washer dryer, integrated dishwasher, cupboard housing boiler, vinyl flooring, wall mounted radiator, double glazed window to front aspect.

### Lounge

Box bay French doors and double-glazed windows to the rear garden,

### First Floor

### Landing

Carpeted flooring, doors to all rooms, stairs rising to second floor.

### Bedroom One

Two double glazed windows to rear aspect, carpeted flooring, wall mounted radiator.

### Jack & Jill Bathroom

Enclosed shower cubicle, low level WC, pedestal wash hand basin, tiled water sensitive areas, towel rail radiator, extractor fan, shaver socket.

## Bedroom Two

Two double glazed windows to front aspect, carpeted flooring, wall mounted radiator.

## Second Floor

### Landing

Carpeted flooring, storage cupboards and loft access.

### Bedroom Three

Fitted wardrobes, two double glazed windows to rear aspect, carpeted flooring, wall mounted radiator.

### Bedroom Four

Two double glazed windows to front aspect, carpeted flooring, wall mounted radiator.

## Family Bathroom

Bathtub with shower over, low level WC, pedestal wash hand basin, upgraded towel radiator, integrated vanity mirror, large storage cupboard, double glazed window to the front aspect, extractor fan, vinyl flooring.

## Outside Space

### Front Garden

Gated front garden with paved path to front door and side access, small shrubbery under front window and covered area by front door.

### Rear Garden

Mainly laid to lawn, hardstanding with shed, laid patio, external power sockets and mains fed cold water tap, rear access to parking.

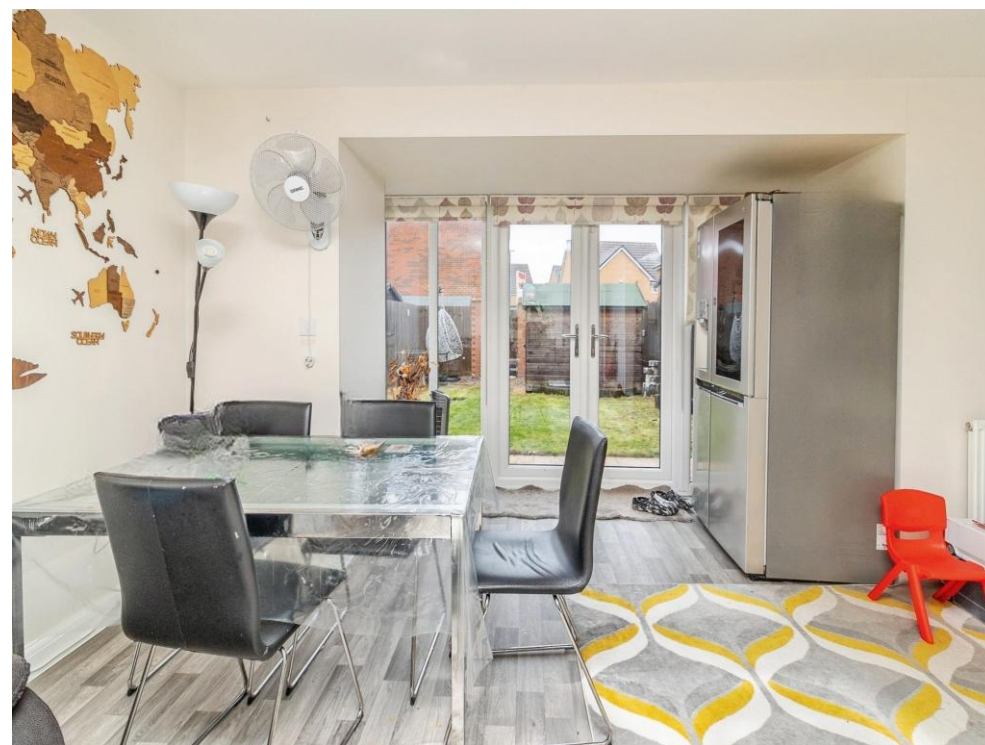
## Parking

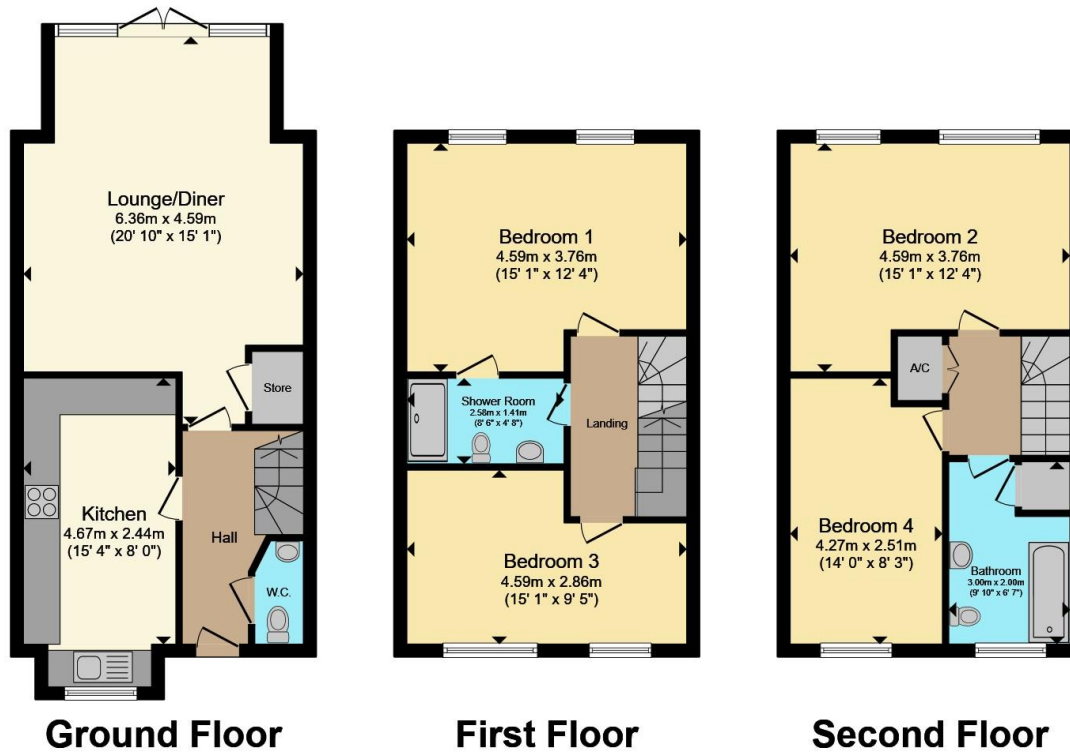
Allocated parking to the rear of the property, accessed via rear gate.

## Special Features

The vendor has installed the following features:

- NEST Home Heating
- Fitted Alarm system including sensors throughout
- Upgraded carpets upstairs
- Fitted blackout curtains
- Upgraded kitchen units





Total floor area 120.7 m<sup>2</sup> (1,299 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)



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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: E

**view this property online [connells.co.uk/Property/WNT308027](http://connells.co.uk/Property/WNT308027)**

Tenure: Freehold



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