

Connells

Cianchi Grove
Eagle Farm South Milton Keynes

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Eagle Farm South Milton Keynes MK17 7EG

for sale
£475,000







Property Description

Situated within the highly sought-after Eagle Farm South development in Milton Keynes, this beautifully presented three-bedroom detached home offers stylish and contemporary living throughout.

Built just three years ago, the property benefits from the remaining NHBC warranty and is ideal for families and professionals alike.

The accommodation comprises a welcoming entrance hall, a spacious living room and a modern fitted kitchen/dining room designed for everyday family living and entertaining. Upstairs, there are three generous double bedrooms, including an impressive principal bedroom with its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys a private rear garden, driveway parking and a single garage, providing excellent storage and practicality. Combining modern construction, spacious accommodation, and a desirable location, this fantastic home is ready to move straight into.

Entrance/ Hallway

Door to front, laminate flooring, radiator.

Cloakroom

Wash hand basin, low level wc, laminate flooring, radiator.

Living Room

Double glazed windows, carpeted flooring, radiator.

Kitchen/ Diner

Double glazed windows, French doors to garden, wall to base fitted units, sink/ drainer, laminate flooring, integrated oven, gas hob, extractor, washing machine, dishwasher, fridge/ freezer.

First Floor

Bedroom 1

Double glazed window, fitted wardrobe, carpeted flooring, radiator.

En-Suite

Double glazed window, hand wash basin, low level wc, shower.

Bedroom 2

Double glazed window, radiator, carpeted flooring.

Bedroom 3

Double glazed windows, carpeted flooring, radiator.

Bathroom

Double glazed window, bath with shower overhead, hand wash basin, low level wc.

Rear Garden

Mostly laid to lawn, patio area, rear gate to driveway and garage.

Garage

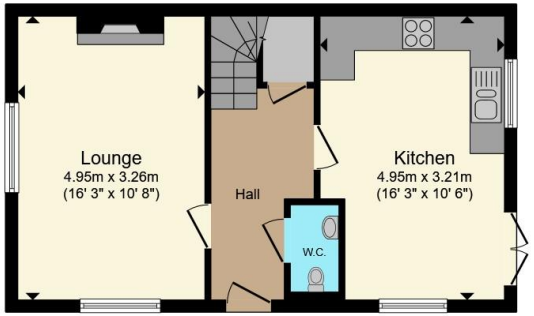
Single garage, power, up and over door.

Agents Note

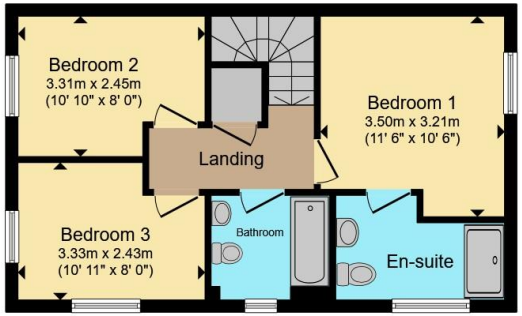
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



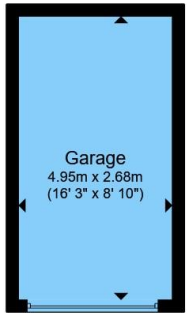




Ground Floor



First Floor



Garage





Total floor area 83.8 m² (903 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

Connells

To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B

Council Tax Band: D

view this property online connells.co.uk/Property/WNT308456

Tenure: Freehold

The Property Ombudsman

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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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