





**£335,000**

Located on the modern housing development of Eagle Farm South, is this modern and contemporary two double bedroom terraced home. The property offers a lounge, kitchen/diner, cloakroom and a family bathroom. This property also benefits from off road parking and both the A421 & junction 13 of the M1 motorway are within easy reach.

# Property Description

## **ENTRANCE**

UPVC door to entrance hall.

## **ENTRANCE HALL**

Radiator, stairs to first floor, door to lounge.

## **LOUNGE**

Double glazed window to front aspect. Radiator, understairs storage cupboard, door to kitchen/diner.

## **KITCHEN/DINER AREA**

Double glazed double doors to garden. Range of wall mounted and floor standing units with roll top work surface over, integrated oven and four ring gas hob with extractor fan over, space for dishwasher and fridge/freezer, two radiators, open to utility area.

## **UTILITY AREA**

Wall mounted and floor standing units with roll top work surface, integrated washing machine, door to downstairs cloakroom.

## **CLOAKROOM**

Low level w.c., pedestal wash hand basin, radiator.

## **LANDING**

Access to loft space, doors to bedrooms and family bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Built in wardrobes, radiator.

## **BEDROOM TWO**

Two double glazed windows to front aspect. Storage cupboard, built in wardrobes, radiator.

## **BATHROOM**

Low level w.c., vanity wash hand basin, bath with shower attachment, part tiled walls, tiled floor.

## **OUTSIDE**

### **PARKING**

Allocated parking for two cars.

### **FRONT GARDEN**

Pathway to front door.

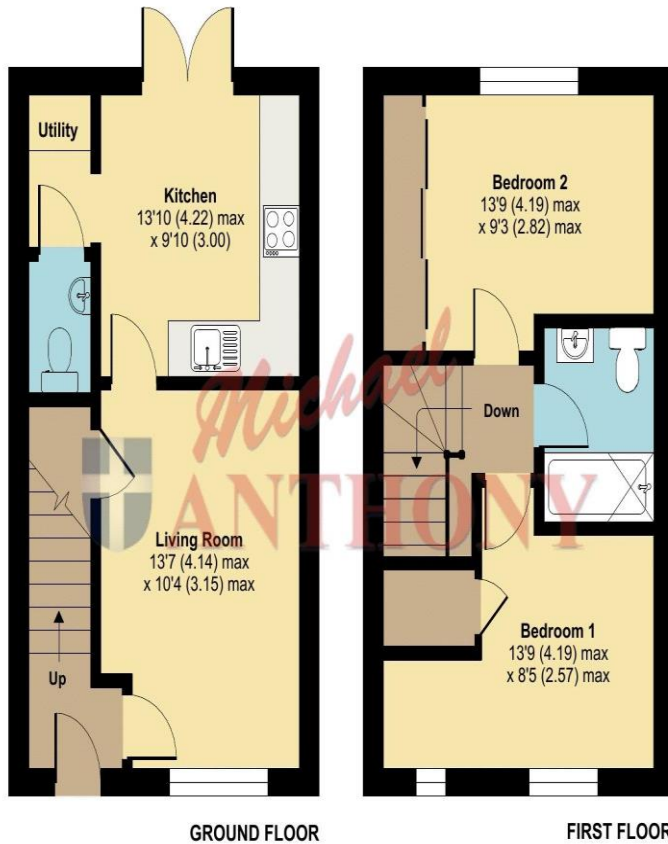
### **REAR GARDEN**

Artificial grass, patio area, flower border, enclosed by wooden fencing panels, rear gated access, outside power, outside tap.

# Burney Drive, Eagle Farm South, Milton Keynes, MK17

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Anthony Estate Agents. REF: 1479710

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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