



**Connells**

Clay Hill  
Two Mile Ash MILTON KEYNES



# Clay Hill Two Mile Ash MILTON KEYNES MK8 8BL

for sale offers in excess of  
**£430,000**



## Property Description

Connells Estate Agents are delighted to be able to bring to the market this four bedroom semi detached home that is located in the popular area of Two Mile Ash, which offers excellent access into Central Milton Keynes and the amenities the city centre has to offer - as well as the mainline railway station with regular and direct links into London Euston.

The accommodation includes an entrance hallway, ground floor shower room, utility room, kitchen/breakfast and a living room. Upstairs there is four bedrooms and an additional shower room. The property has an enclosed rear garden, whilst to the front there is off road parking.

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

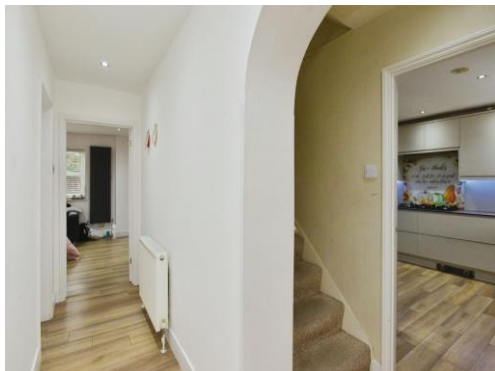
## The Area

Two Mile Ash is a popular and sought after area located to the West of Central Milton Keynes. The area offers excellent access into the town centre, where you will find Centre:MK, the theatre district and the Xscape building. All of these places offer a wide range of retail, recreational and entertainment facilities.

Milton Keynes Central railway station is also nearby, making this an excellent area for commuters. Direct journey times into London are approximately 35 minutes, with regular services on offer.

There are pleasant surroundings to this property as well, with both North Loughton Valley Park and Lodge Lake a short distance away. Abbey Hill Golf Course is also located within Two Mile Ash.

Two Mile Ash is well served with both public transport links, cycle redways and local schooling - with both primary and secondary schools nearby.



**Entrance Hall**

Access door to front. Doors leading to shower room, utility, kitchen/breakfast room and living room.

**Shower Room**

Fully tiled and suite comprising of a shower cubicle, low level WC and wash hand basin.

**Kitchen / Breakfast Room**

25' max x 11' 8" max ( 7.62m max x 3.56m max )  
Dual aspect with windows to the front and rear. Fitted kitchen comprising a range of wall and base level units, integrated oven and 5 ring gas hob and space for a fridge freezer. Work surfaces and sink with drainer.

**Utility Room**

7' 3" x 6' 5" ( 2.21m x 1.96m )

**Landing**

Doors to all upstairs rooms.

**Bedroom 1**

15' 10" x 10' ( 4.83m x 3.05m )  
Window to front aspect. Radiator. Fitted wardrobes.

**Bedroom 2**

17' 2" x 8' 11" ( 5.23m x 2.72m )  
Two windows to rear aspect. Two radiators.

**Bedroom 3**

13' 10" max x 8' 3" max ( 4.22m max x 2.51m max )

Window to front. Radiator.

**Bedroom 4**

10' 11" max x 8' 4" max ( 3.33m max x 2.54m max )  
Window to rear aspect. Radiator.

**Shower Room**

Window to front aspect. Fully tiled with a suite comprising of a shower cubicle, low level WC and wash hand basin. Radiator.

**Rear Garden**

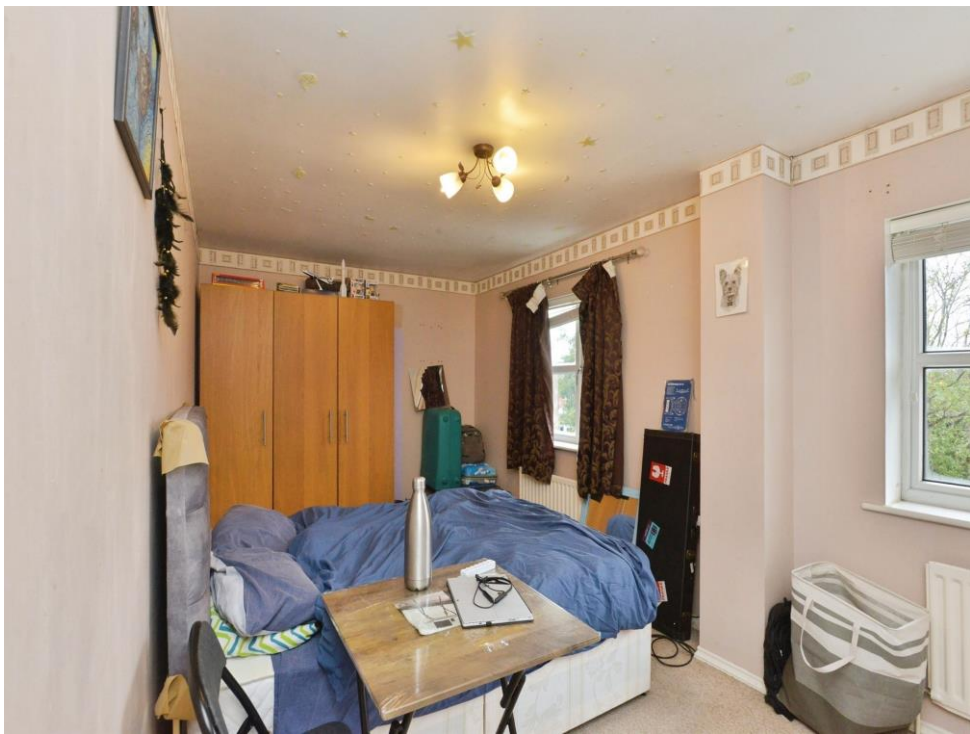
Mainly laid to patio.

**Front**

Off road parking.

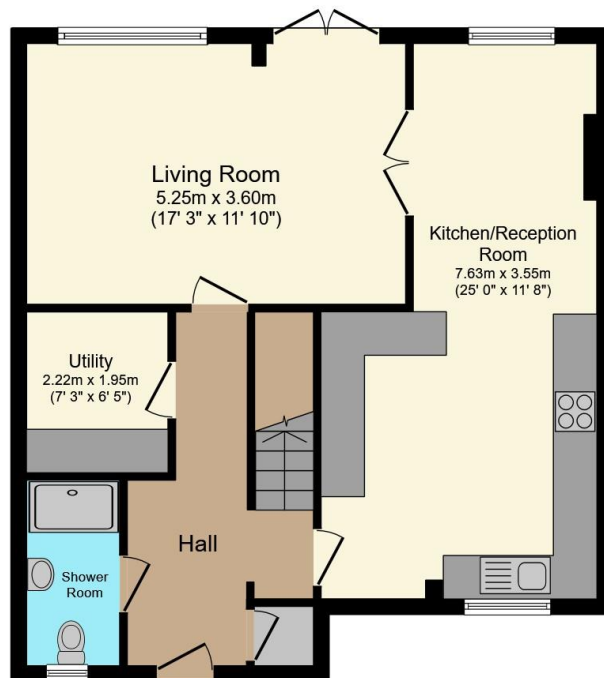




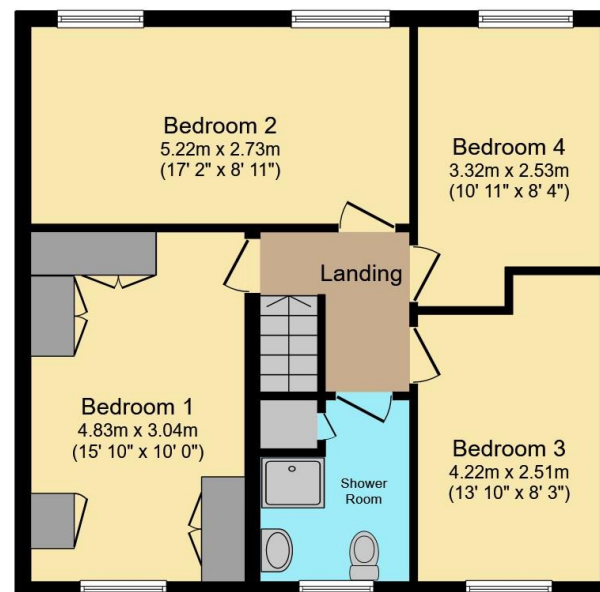








**Ground Floor**



**First Floor**

Total floor area 123.9 m<sup>2</sup> (1,334 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)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN320824](http://connells.co.uk/Property/MKN320824)**



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