



**Connells**

Kalman Gardens  
Old Farm Park Milton Keynes



# Kalman Gardens Old Farm Park Milton Keynes MK7 8QH

for sale  
**£340,000**



## Property Description

Copilot said: This well-presented three-bedroom home offers spacious and practical accommodation, making it an ideal choice for first-time buyers, young families, or investors. The property benefits from a welcoming entrance porch with a convenient ground floor WC, leading through to a bright and generously proportioned lounge, providing an excellent space for both relaxing and entertaining.

To the rear of the property, the kitchen/dining room offers ample space for everyday family life, with room for dining and a practical layout that creates a sociable heart of the home. The rear aspect allows for plenty of natural light, while providing access to the garden.

The first floor comprises three well-proportioned bedrooms, including a principal bedroom with built-in storage. The remaining bedrooms offer flexibility for family living, guest accommodation, or home office use. A family bathroom serves all bedrooms and completes the first-floor accommodation.

Externally, the property benefits from a detached garage, providing secure parking, storage, or workshop potential.

Offering a well-balanced layout and versatile living space throughout, this attractive home is perfectly suited to modern living and presents an excellent opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

## Entrance Porch

A covered entrance porch provides access to the property and offers a practical space for coats and footwear before entering the main living accommodation. Conveniently positioned adjacent to the ground floor cloakroom.

## Cloakroom

A useful ground floor WC comprising a low-level toilet and hand wash basin. An essential convenience for guests and day-to-day family living.

## Lounge

A well-proportioned and inviting reception room situated at the front of the property. The spacious lounge offers ample room for a range of seating arrangements, making it ideal for relaxing and entertaining. A staircase rises to the first floor, while a doorway leads through to the kitchen/dining area. A large window allows plenty of natural light to fill the room, creating a bright and welcoming atmosphere.

## Kitchen / Dining Room

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units providing excellent storage and worktop space. The room comfortably accommodates a dining table, making it a sociable hub for family meals and entertaining. A rear-facing window and external door provide good natural light and easy access to the garden.

## First Floor

## Landing

The central landing provides access to all three bedrooms and the family bathroom, with stairs descending to the ground floor.

## Bedroom One

A generous double bedroom overlooking the rear of the property. The room benefits from built-in wardrobes, offering excellent storage solutions while maximising floor space. There is ample room for a double bed and additional bedroom furniture.

## Bedroom Two

A comfortable double bedroom located at the rear of the property. Well suited as a guest room, children's bedroom, or home office, with space for a bed, wardrobe and desk if required.

## Bedroom Three

A versatile single bedroom positioned at the front of the property. Ideal as a nursery, child's bedroom, dedicated home office or hobby room, benefiting from natural light via the front-facing window.

## Family Bathroom

A practical family bathroom fitted with a bath incorporating shower facilities, wash hand basin and WC. The room is naturally ventilated via a window and serves all three bedrooms.

## Garage

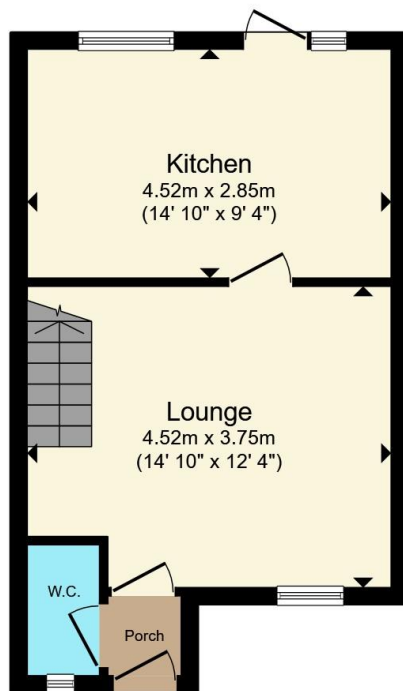
A substantial detached garage providing secure parking or excellent storage space. The garage offers potential for workshop use, bicycle storage, or housing gardening equipment and seasonal items. Access is provided via an up-and-over garage door.

## Rear Garden

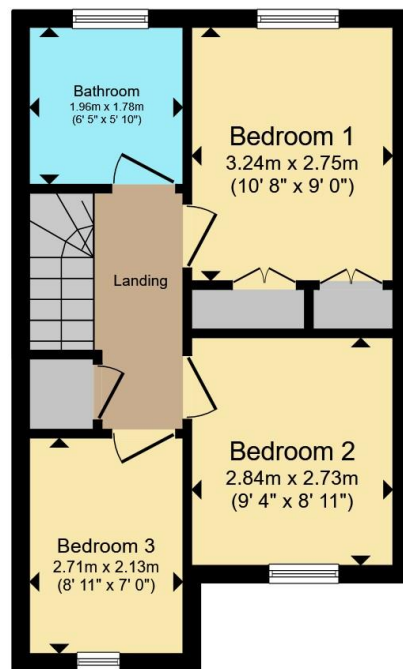
The rear garden is predominantly laid to lawn and offers a private outdoor space with scope for landscaping and personalisation. A patio area adjoining the property provides an ideal spot for outdoor seating and entertaining, while fenced boundaries help define the space. The garden also benefits from a substantial timber outbuilding, offering excellent versatility for use as a workshop, hobby room, home office, gym, or additional storage. Mature planting and shrub borders add character, creating an attractive setting for relaxing and enjoying the outdoors.



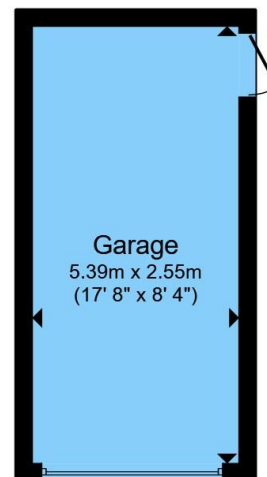




**Ground Floor**



**First Floor**



**Garage**

Total floor area 78.8 m<sup>2</sup> (848 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**



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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C Council Tax Band: D

**view this property online [connells.co.uk/Property/WNT308294](http://connells.co.uk/Property/WNT308294)**

Tenure: Freehold



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Property Ref: WNT308294 - 0002