THOMAS CONNOLLY

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5 FRIARY GROVE EAGLE FARM SOUTH MILTON KEYNES MK17 7FG

For Sale | Freehold | £425,000



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Property Description

Thomas Connolly Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached townhouse, situated within the popular Eagle Farm South development in Milton Keynes. Built in 2024 and owned by the current owner since new, the property has been exceptionally well maintained and is presented in show-home condition throughout. Offering approximately 933 sq. ft. of well-planned accommodation arranged over three floors, the property combines contemporary styling with a practical layout, with the standout feature being an impressive principal bedroom suite occupying the entire top floor. Further benefits include driveway parking for two vehicles and a private rear garden which has been updated by the current owner.

Upon entering, the entrance hall provides access to the ground-floor accommodation and stairs rising to the first floor. Positioned separately is the sitting room, offering a comfortable space to relax, while towards the rear of the property is the kitchen/dining room. This is a well-proportioned and sociable space, with a good range of kitchen units and ample worktop space, providing plenty of room for both cooking and dining. The ground floor is further complemented by a useful utility area and a separate cloakroom, adding to the practicality of the layout.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and offering flexible accommodation for family members, guests or those requiring a home-working space. The family bathroom is also located on this floor and provides a bath, wash basin and WC.

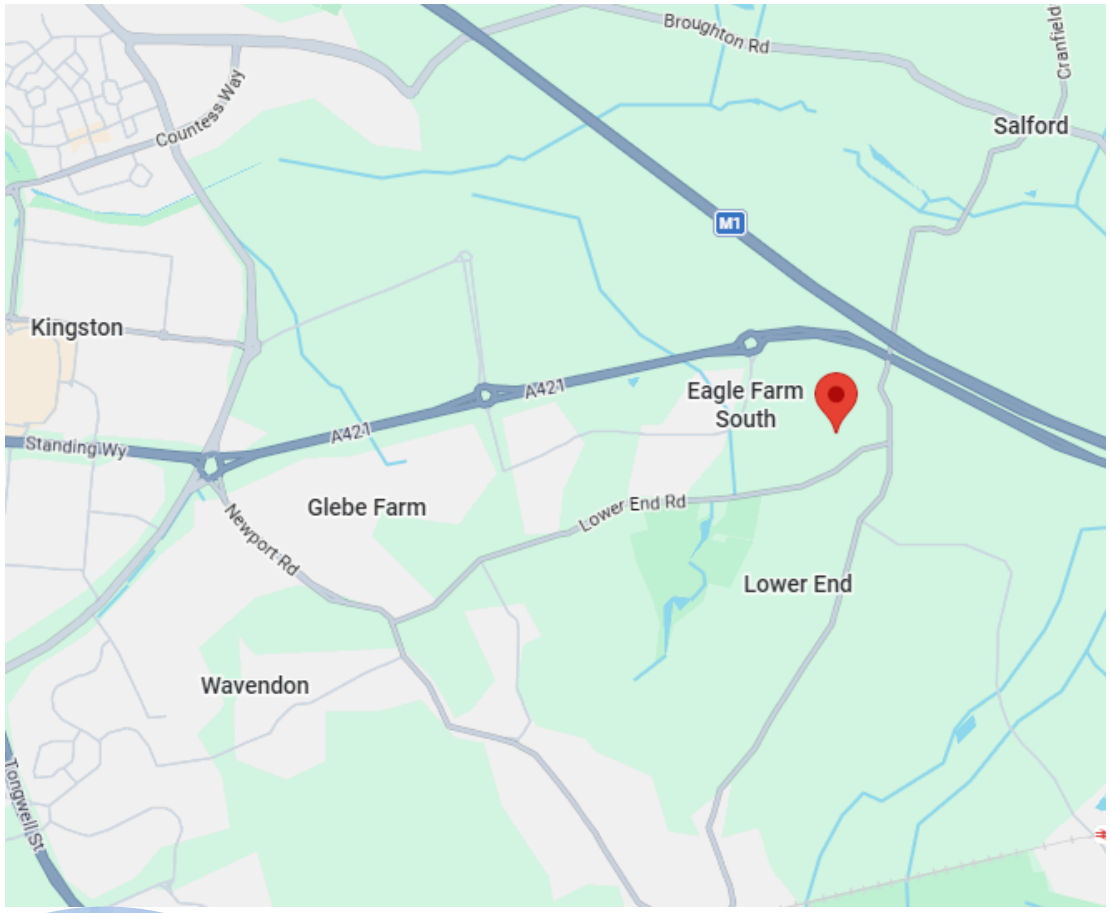
The second floor is dedicated to the impressive principal bedroom suite, creating a private and well-defined space away from the rest of the accommodation. Measuring approximately 21'3" at its maximum length, the bedroom offers excellent proportions and benefits from its own en-suite shower room, together with useful eaves storage. This arrangement makes the top floor a particularly appealing feature of the home.







5 Friary Grove, Eagle Farm South, Milton Keynes, MK17 7FG



Location

Externally, the property benefits from driveway parking to the front for two vehicles. To the rear is a private garden which has also been updated by the current owner, incorporating a patio area ideal for outdoor seating and entertaining, alongside a lawned area providing additional space to enjoy. Eagle Farm South is a popular and well-connected modern development to the south-east of Milton Keynes, offering a combination of residential surroundings, local amenities and convenient transport links. The area benefits from nearby green spaces and play areas, while St Mary's Wavendon CofE Primary School and a local Sainsbury's convenience store are within easy reach. Kingston District Centre provides a wider selection of shops, supermarkets, restaurants and everyday facilities, while the M1, Central Milton Keynes and Milton Keynes Central railway station are accessible for commuters travelling further afield.

In accordance with government legislation and HMRC Anti-Money Laundering (AML) regulations, all purchasers whose offer is accepted are required to complete digital identity verification and source of funds checks. These checks are carried out by a specialist third-party provider. The cost is £60 inc VAT per transaction, payable directly to the provider. This fee is non-refundable.



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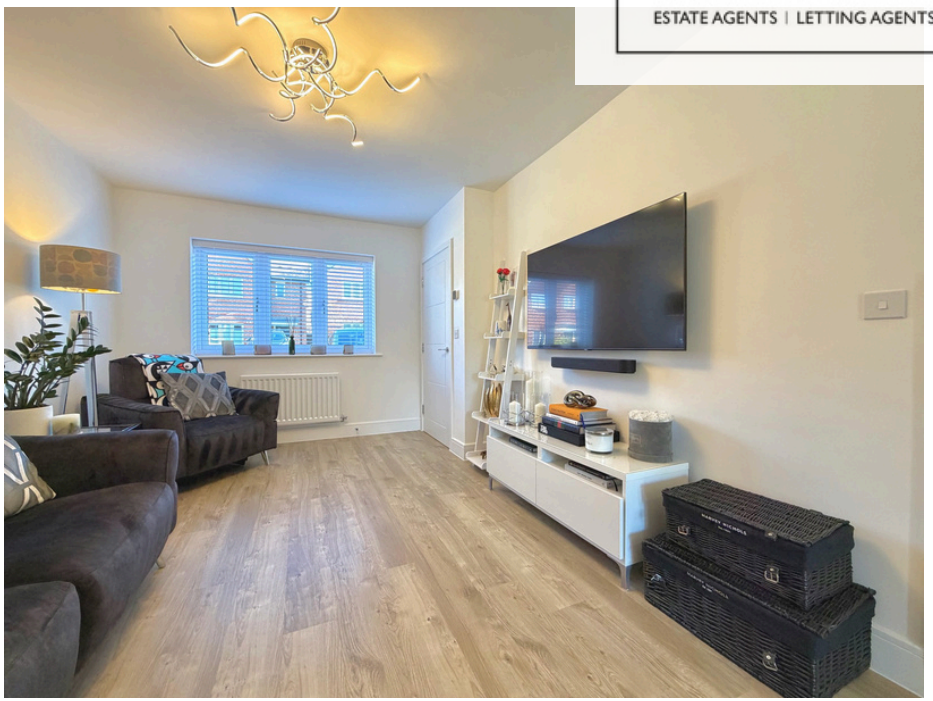


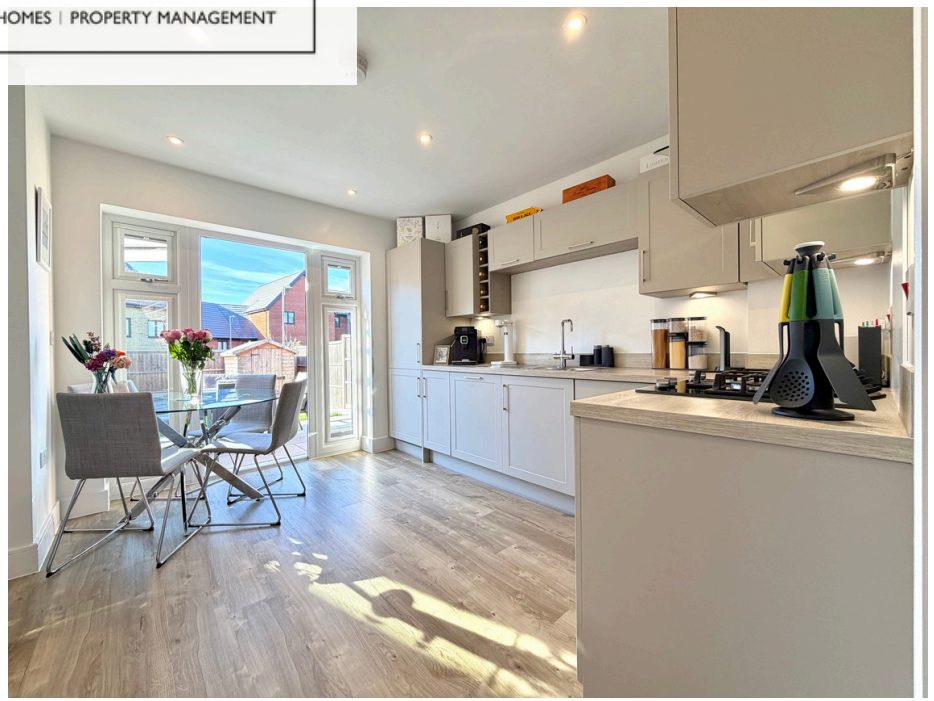




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Room Descriptions:

Entrance hall
Sitting room
10' 4" x 15' 4" (3.15m x 4.67m)
Kitchen / dining room
13' 8" x 11' 6" (4.17m x 3.51m)
Utility area
Cloakroom

First floor landing area
Second bedroom
13' 7" x 9' 2" (4.14m x 2.79m)
Built-in wardrobes
Family bathroom
6' 2" x 7' 0" (1.88m x 2.13m)
Third bedroom
13' 7" x 10' 3" (4.14m x 3.12m)
Built-in wardrobe

Second floor
Top-floor principle bedroom suite
13' 8" x 13' 6" (4.17m x 4.11m)
En-suite to principle bedroom
6' 5" x 7' 0" (1.96m x 2.13m)

Private patio and lawned rear garden
Driveway parking for two cars
Please note:
These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



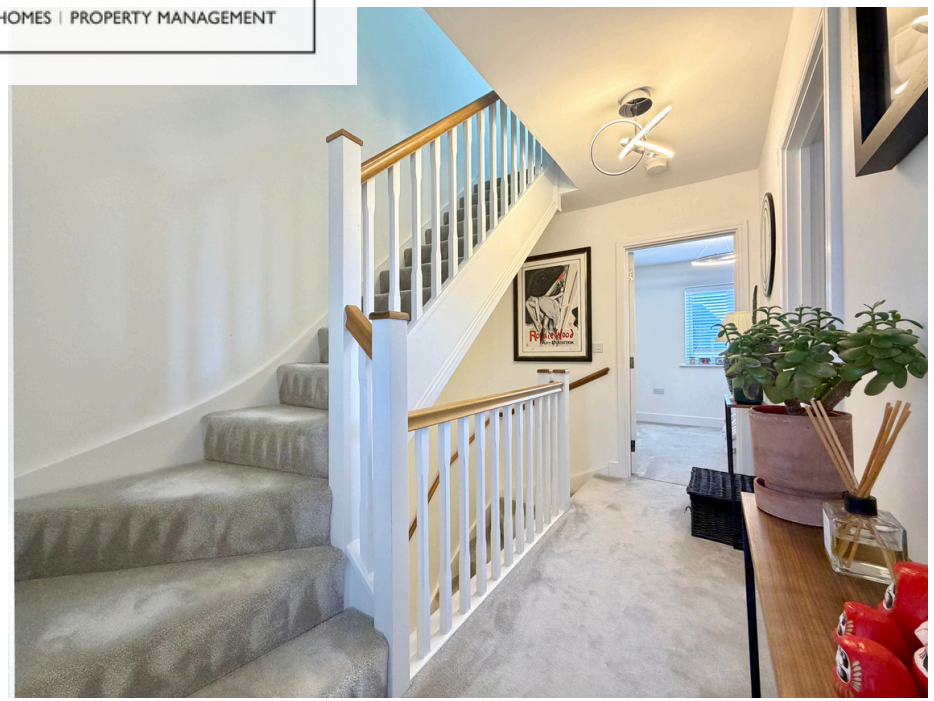




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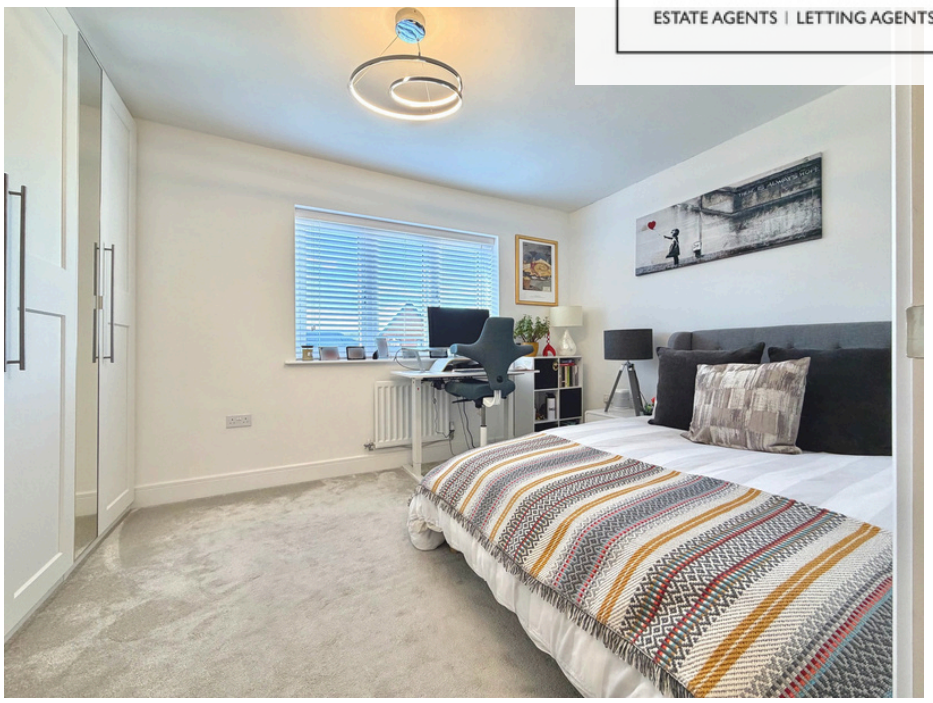






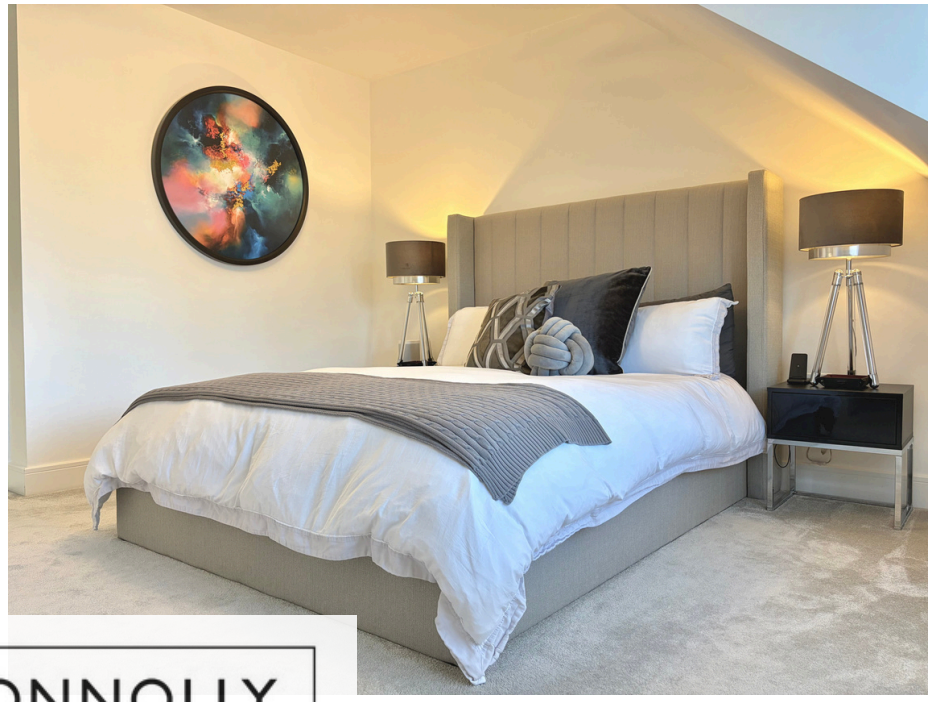
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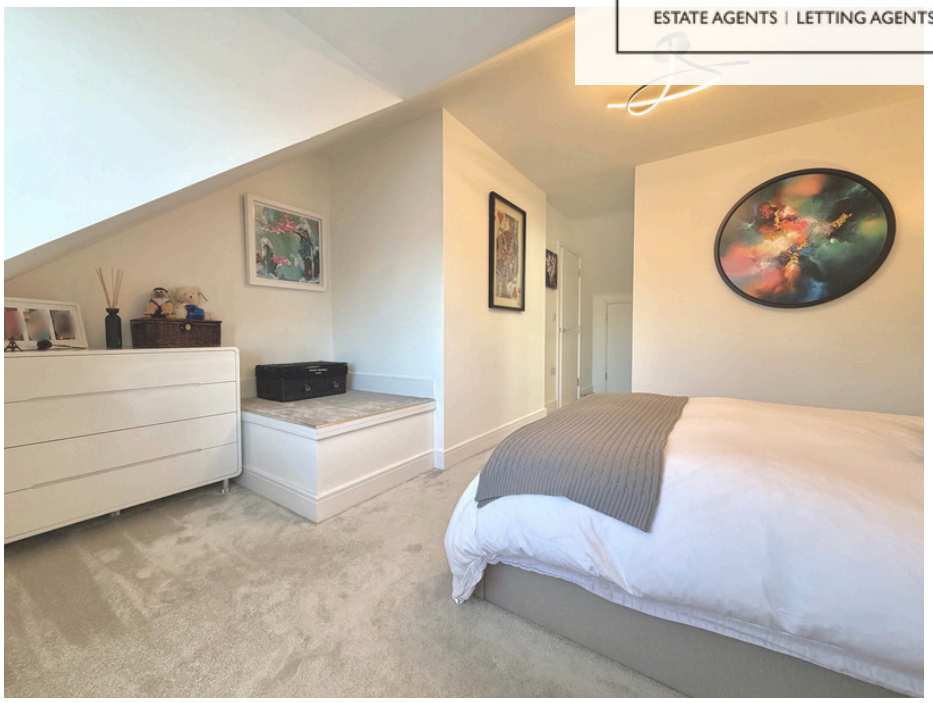


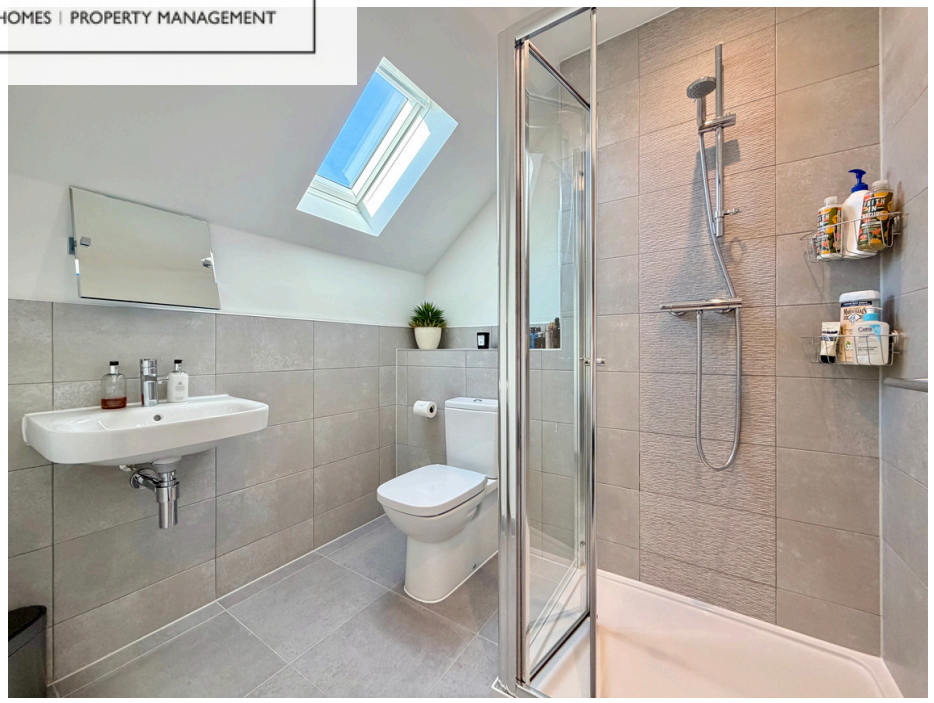




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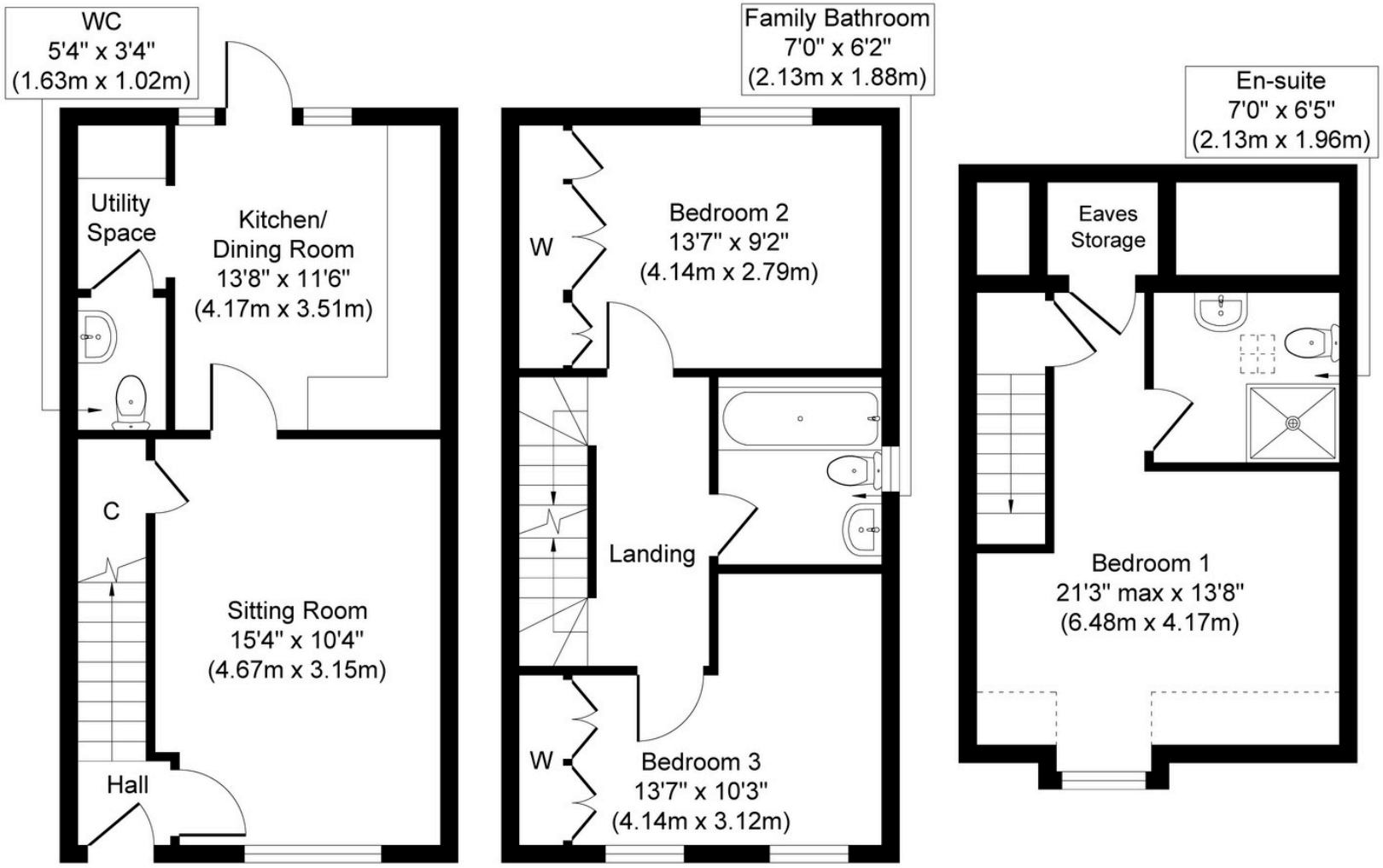
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Approx. Gross Internal Floor Area 933 sq. ft / 86.67 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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