THOMAS CONNOLLY

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4 NAVE CRESCENT EAGLE FARM SOUTH MILTON KEYNES MK17 7FH

For Sale | Freehold | £385,000



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Property Description

Thomas Connolly Estate Agents are delighted to offer for sale this beautifully presented two-bedroom semi-detached home, situated within the popular and recently developed Eagle Farm South area of Milton Keynes. Built in 2025, the property is almost brand new and offers an excellent opportunity for buyers looking for a modern home with contemporary fittings and well-planned accommodation. Internally, the property benefits from two double bedrooms, including a principal bedroom with its own en-suite, a bright and spacious sitting room, a kitchen/dining room, utility area and ground-floor cloakroom. Externally, there is a generously sized private rear garden and driveway parking for a minimum of two vehicles.

Upon entering, the entrance hall provides access to the ground-floor accommodation and stairs rising to the first floor. Positioned towards the front of the property is the bright and spacious sitting room, offering a comfortable space to relax and unwind. To the rear is the kitchen/dining room, providing a practical and sociable area for everyday living. The kitchen offers a good range of worktop and cupboard space, with the added benefit of an integrated utility section, helping to keep the main kitchen area organised. There is also a ground-floor cloakroom, while patio doors from the kitchen/dining room provide direct access to the rear garden, allowing plenty of natural light into the space and creating a lovely connection between the inside and outside of the home.

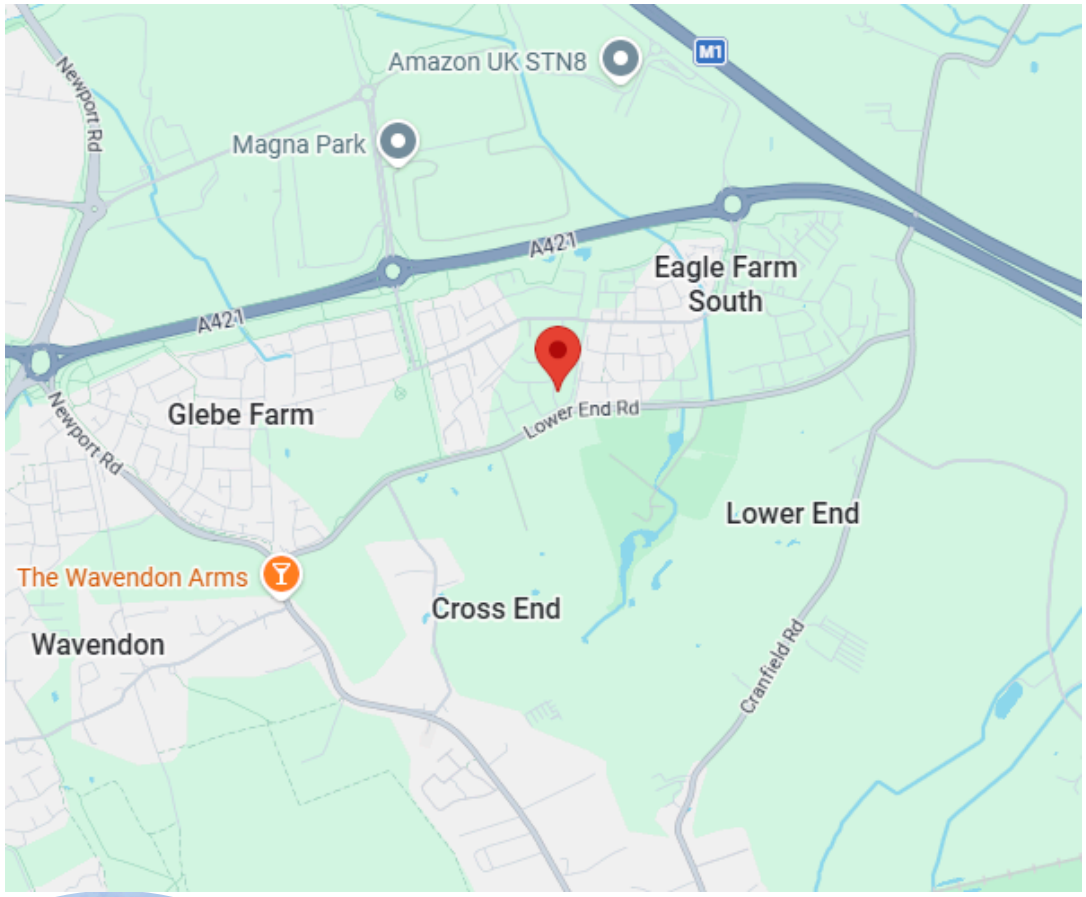
To the first floor, the landing provides access to both bedrooms and the family bathroom. The second bedroom is a well-proportioned double and benefits from a useful built-in storage cupboard. The principal bedroom is also a comfortable double, with space for wardrobes and the added advantage of its own en-suite shower room. Completing the first-floor accommodation is a well-finished family bathroom.







4 Nave Crescent, Eagle Farm South, Milton Keynes, MK17 7FH



Location

Externally, the property benefits from a private rear garden which is particularly generous for the size of the plot. Providing a good balance of outdoor space, the garden offers plenty of scope for seating, outdoor dining and general enjoyment throughout the warmer months. To the front, there is driveway parking for a minimum of two vehicles, providing convenient off-road parking. Eagle Farm South is an increasingly popular modern development on the south-eastern side of Milton Keynes, within the Wavendon area. The development has become an attractive choice for buyers seeking contemporary homes within a growing residential community, with local schooling including St Mary's Wavendon Church of England Primary School, situated within Eagle Farm South itself. Glebe Farm School, offering both primary and secondary education, is also nearby. For everyday convenience, local shops and convenience stores are close at hand, while Kingston District Centre provides a wider selection of supermarkets, shops, restaurants and other amenities. The location is also well placed for access to the A421 and M1, with Central Milton Keynes and its extensive shopping, leisure and railway facilities readily accessible.

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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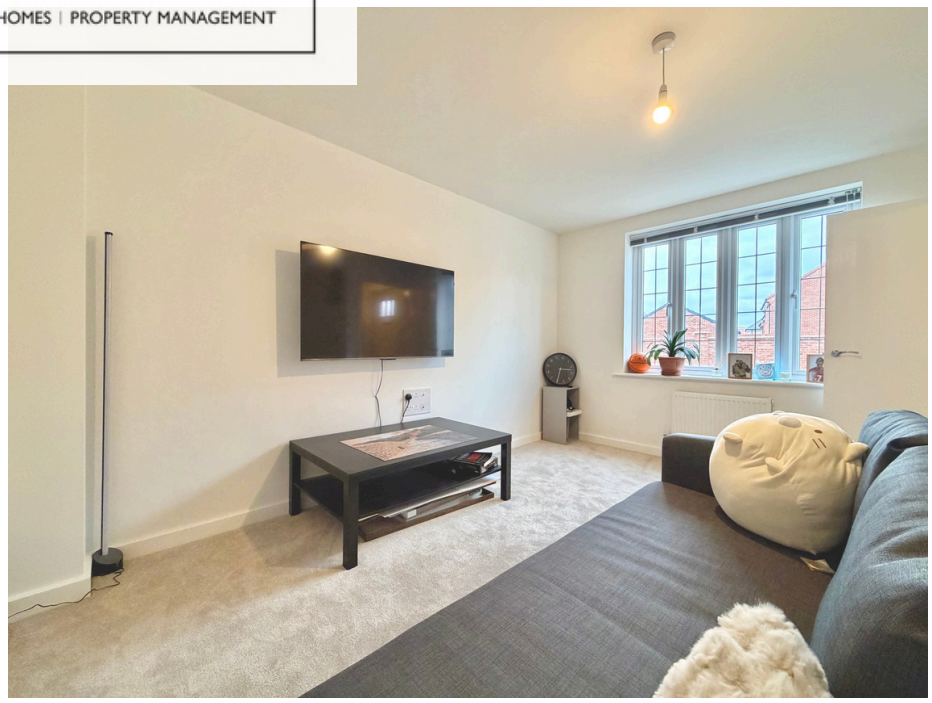




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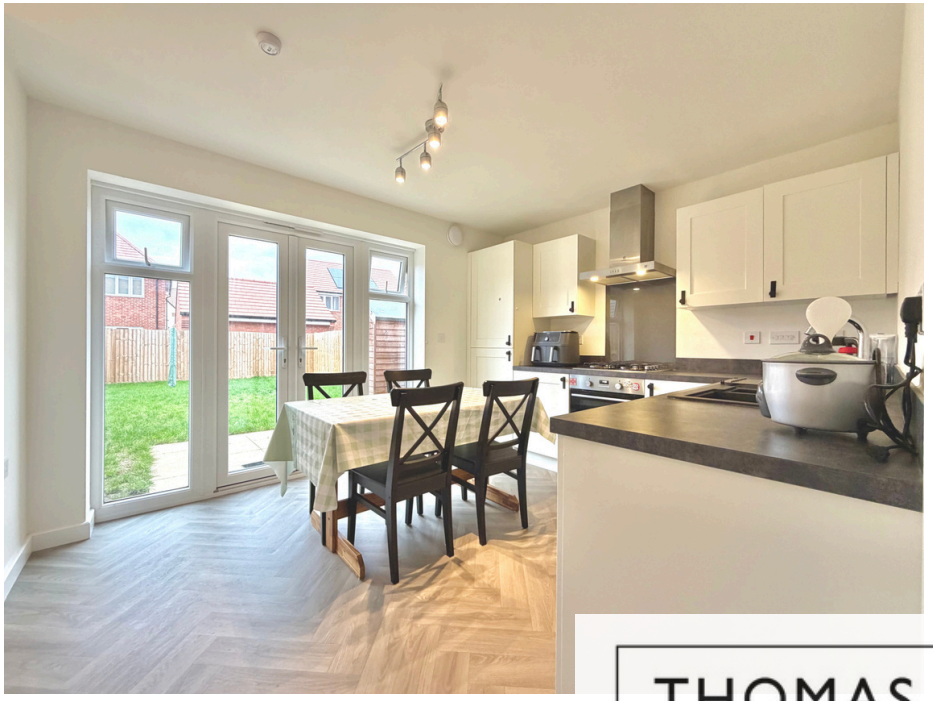
Room Descriptions:

Entrance hall
Sitting room
12' 6" x 14' 3" (3.81m x 4.34m)
Kitchen / dining room
15' 8" x 10' 5" (4.78m x 3.17m)
Utility area
Cloakroom

First floor landing
Second bedroom
15' 8" x 10' 3" (4.78m x 3.12m)
Storage cupboard
Principle bedroom
13' 1" x 9' 2" (3.99m x 2.79m)
Family bathroom
5' 6" x 7' 2" (1.68m x 2.18m)

Generously sized rear garden
Driveway parking for a minimum of 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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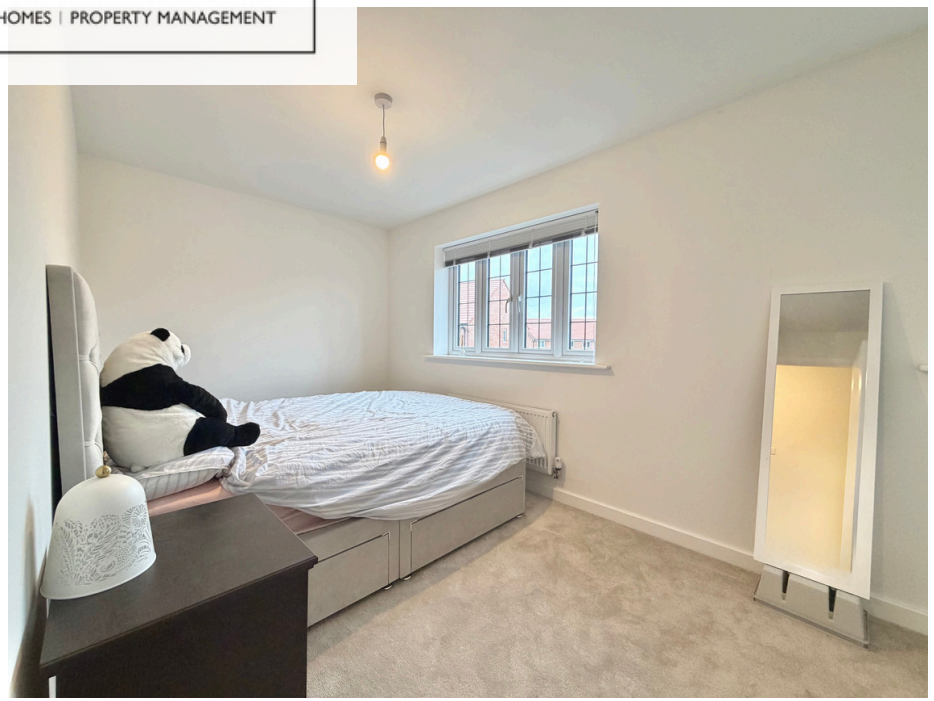




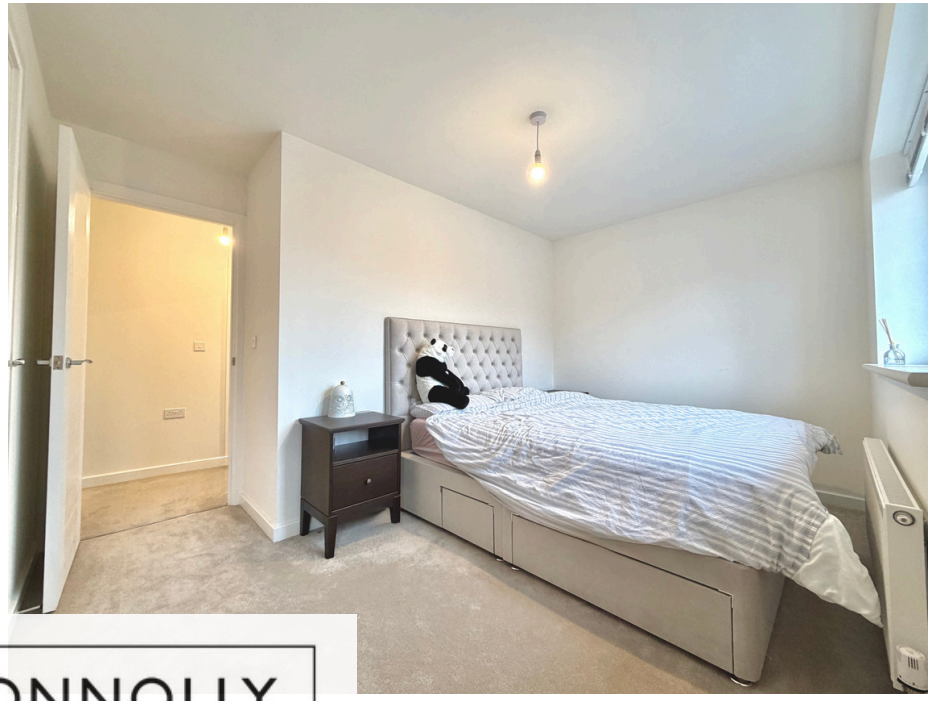
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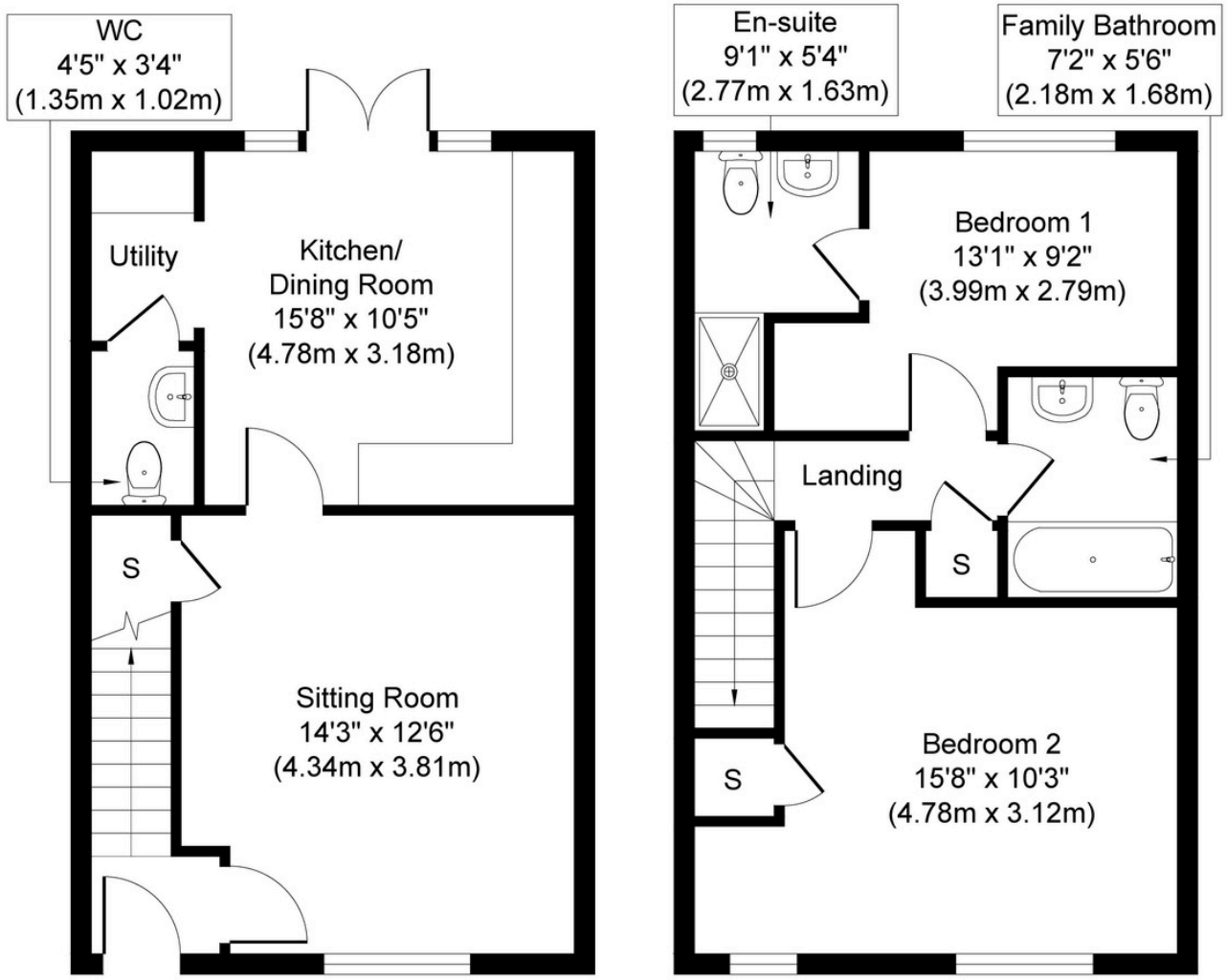
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Ground Floor **First Floor**

Approx. Gross Internal Floor Area 817 sq. ft / 75.92 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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