

THOMAS CONNOLLY

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4 GROOMBRIDGE, KENTS HILL, MILTON KEYNES, MK7 6HA

For Sale | freehold | £355,000



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Contact us:

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Address

Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

Thomas Connolly Estate Agents are delighted to present this three bedroom semi detached family home, situated in the highly sought after Kents Hill, Milton Keynes. The property features a rear garden, driveway parking and a garage and an open plan living space

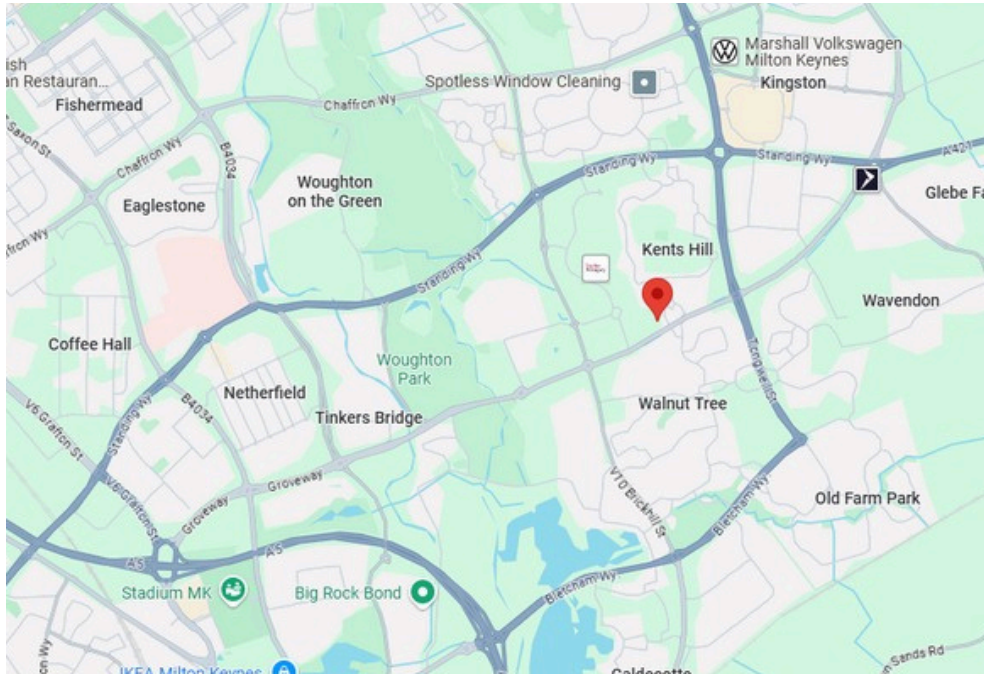
Property Description

As you enter this property, you are greeted by a beautiful open plan downstairs living space. The stylish and modern kitchen features a sleek island with an integrated electric hob. The space boasts built-in cabinets offering ample storage, fitted appliances and an elegant tiled backsplash. The sitting area is enhanced by a wooden feature wall, and a large window filling the room with natural light. The first floor comprises of the master bedroom, bedroom two and three, and the family bathroom. Externally, the property offers a double length garage, driveway parking, and a spacious rear garden.



4 Groombridge, Kents Hill, Milton Keynes, MK7 6HA

Location



Kents Hill benefits from excellent transport links, making it a convenient choice for commuters. The M1 motorway is easily accessible, providing quick routes to London, Luton, and Northampton. Milton Keynes Central railway station, just a short drive away, offers fast and frequent services to London Euston, Birmingham, and beyond. Local bus services also connect Kents Hill to key areas across Milton Keynes. The Kingston Shopping Centre, just a few minutes away, provides a range of supermarkets, high-street shops, and essential services. Milton Keynes city centre, with its extensive shopping at Centre:MK and The Hub, is also within easy reach. The area is home to good schools, including Kents Hill Park School, making it an attractive choice for families. With its balance of quiet living and accessibility, Kents Hill remains a desirable location within Milton Keynes.



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



Measurements:

OPEN PLAN SITTING ROOM / KITCHEN / DINING ROOM

24' 7" x 14' 5" (7.49m x 4.39m)

FIRST FLOOR

BEDROOM THREE

10' 2" x 6' 2" (3.10m x 1.88m)

BEDROOM ONE

11' 3" x 9' 8" (3.43m x 2.95m)

BEDROOM TWO

9' 9" x 8' 1" (2.97m x 2.46m)

FAMILY BATHROOM

5' 7" x 7' 7" (1.70m x 2.31m)

SINGLE GARAGE AND DRIVEWAY PARKING
REAR GARDEN

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.

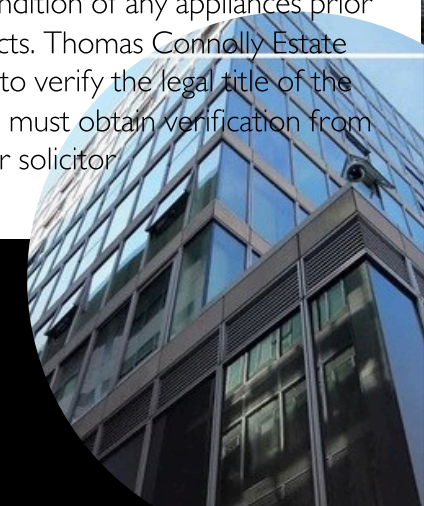
Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances 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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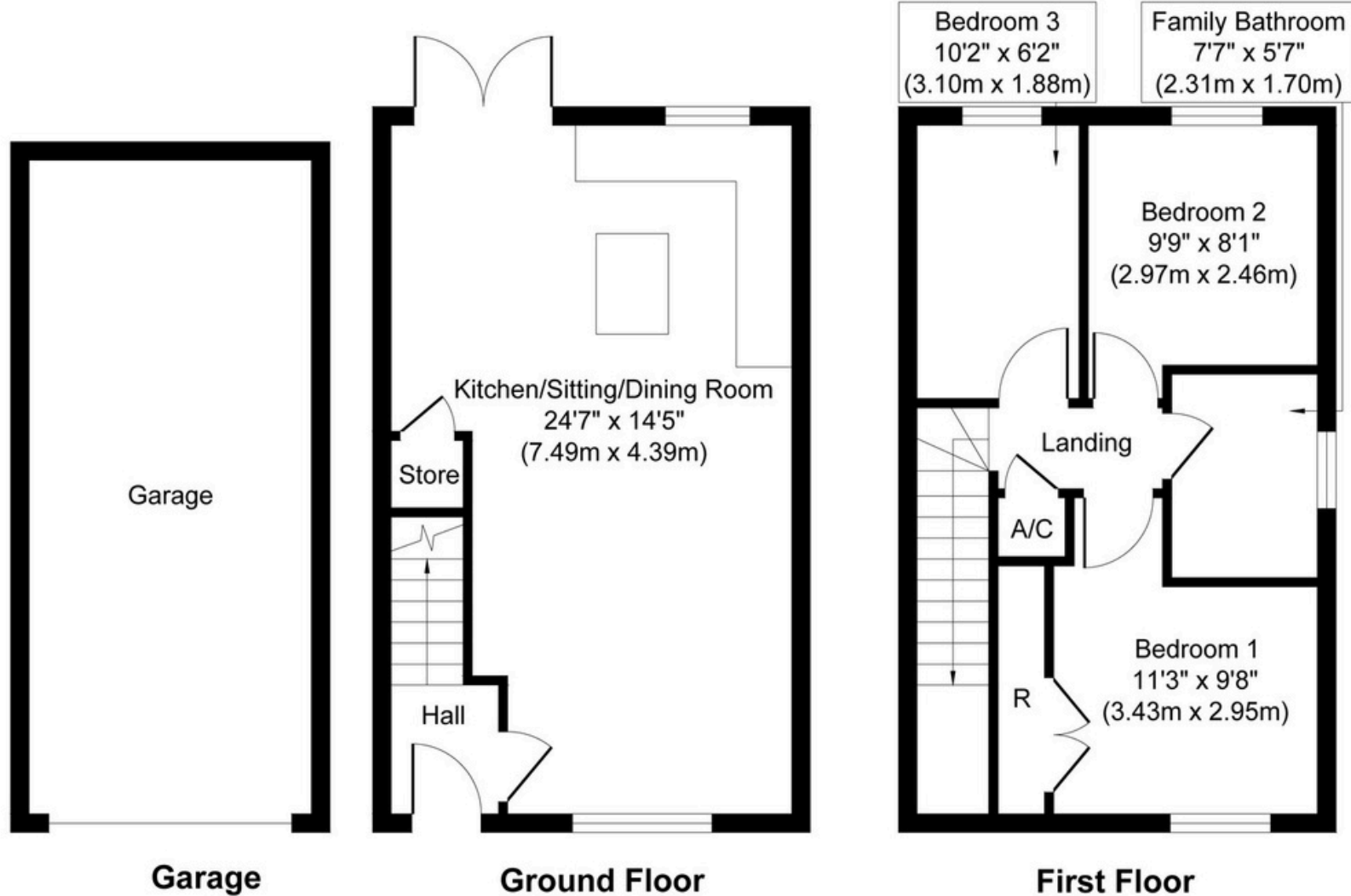
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Approx. Gross Internal Floor Area 709 sq. ft / 65.85 sq. m

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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