

THOMAS CONNOLLY

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13 BOWLING LEYS MIDDLETON MILTON KEYNES MK10 9BD

| For Sale | Freehold |
£700,000 OIEO



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Address

Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

Property Description

You are welcomed into a bright and spacious entrance hall, setting the tone for the generous proportions throughout. To the left of the property sits a well-appointed study, ideal for home working, along with a convenient cloakroom. To the right of the hallway, the family room is perfect for everyday relaxation and can be utilised as a fifth bedroom. From here, the layout flows seamlessly into the impressive sitting room, a beautifully balanced space with access to the garden and excellent versatility in furniture arrangement. A door leads directly through to the tandem double garage, offering further convenience and storage options.

The heart of the home is the superb open-plan kitchen and dining area. The kitchen provides ample preparation space and storage, while the dining area is wonderfully light and opens out to the garden that is perfect for both everyday meals and entertaining. The separate utility room further offers dedicated space for laundry, extra storage, and has the option of containing a separate sink, keeping the main kitchen calm and organised.

The first floor offers four generous bedrooms arranged around a spacious central landing. The principal bedroom is a superb size, complete with built-in wardrobes and a private en-suite bathroom.

Bedroom three sits adjacent to the family bathroom, while bedrooms two and four are positioned at the front of the home, each offering excellent proportions and pleasant views. The layout provides excellent versatility, allowing each room to be used in a way that best suits your lifestyle.

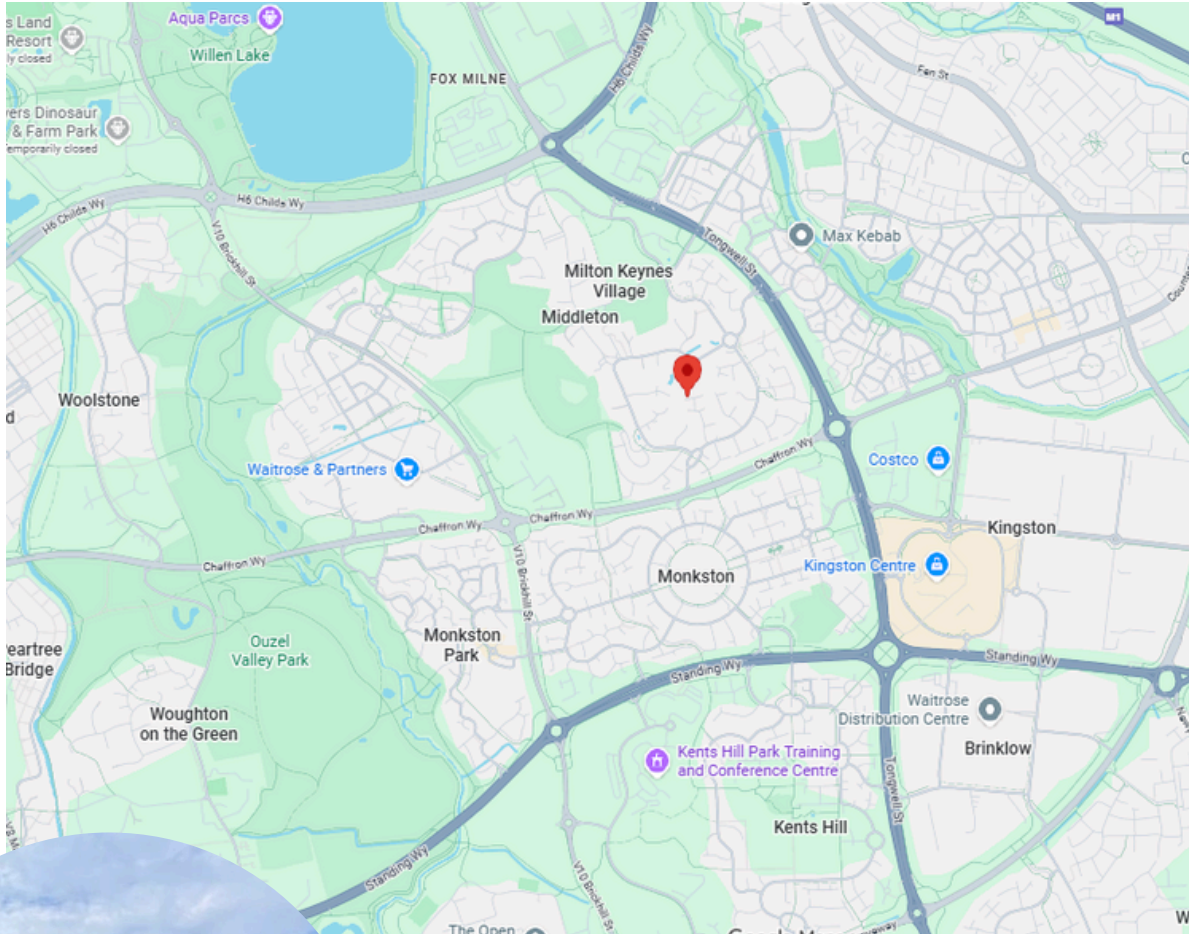


13 Bowling Leys, Middleton, Milton Keynes, MK10 9BD

Location

The rear garden provides an excellent outdoor retreat that is perfect for children, hosting, or evening relaxation. To the front, the property benefits from driveway parking and access to the garage.

Middleton remains one of the most desirable areas in Milton Keynes thanks to its peaceful residential setting and excellent access to amenities. This home is within easy reach of Middleton Primary School and Oakgrove Secondary School, both highly regarded. Nearby, you'll find picturesque lakeside walks, the expansive Ouzel Valley Park, and convenient shopping at Kingston. Commuters benefit from quick routes to the M1 and a short drive to Milton Keynes Central Station, offering fast links into London.

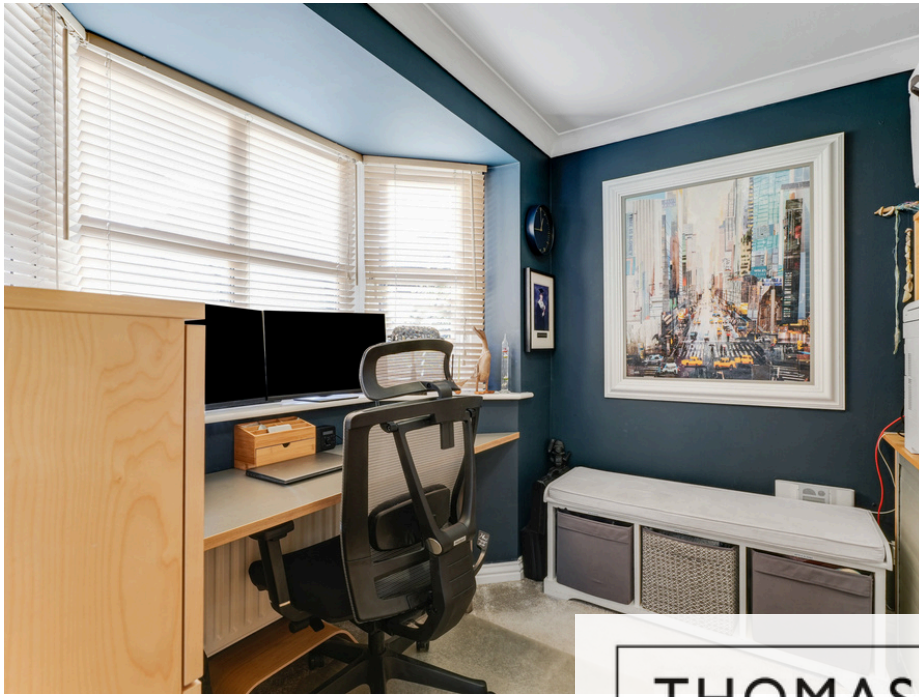


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Room Descriptions:

Entrance hall
Study
8' 8" x 8' 2" (2.64m x 2.49m)
Family room / Bedroom 5
9' 1" x 13' 6" (2.77m x 4.11m)
Kitchen
15' 2" x 23' 8" (4.62m x 7.21m) (MAX)
French doors to rear garden
Utility
6' 4" x 6' 2" (1.93m x 1.88m)
Sitting room
16' 7" x 24' 6" (5.05m x 7.47m) (MAX)
Access to garage
French doors to rear garden
Cloakroom

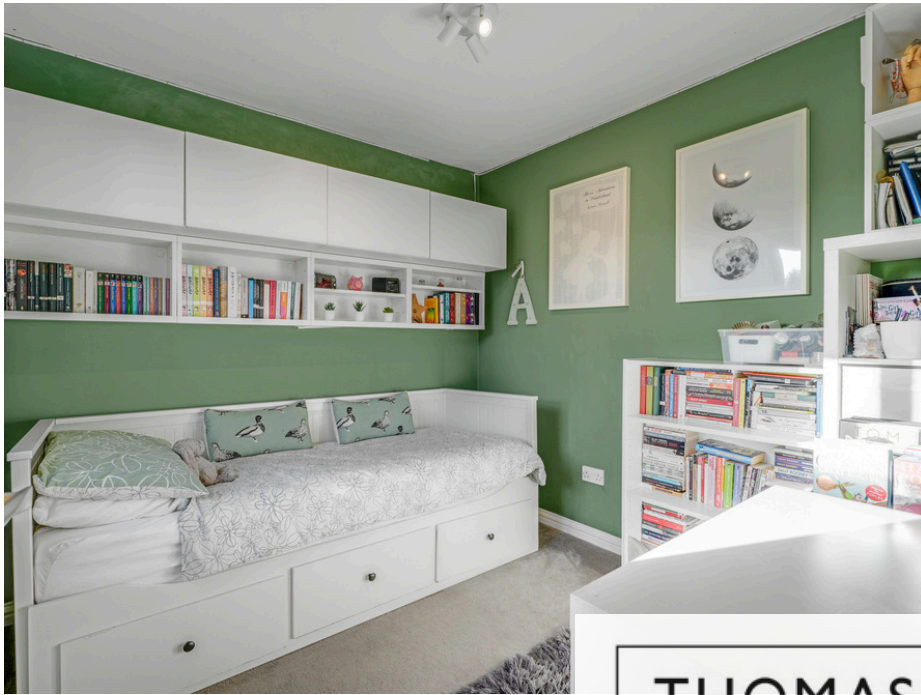
First floor landing
Bedroom two
9' 1" x 11' 10" (2.77m x 3.61m)
Bedroom three
8' 6" x 8' 9" (2.59m x 2.67m)
Family bathroom
6' 8" x 6' 4" (2.03m x 1.93m)
Bedroom four
9' 9" x 7' 6" (2.97m x 2.29m)
Principle bedroom
12' 9" x 11' 10" (3.89m x 3.61m)
En-suite to principle bedroom

33ft length tandem double garage
Driveway parking
Private 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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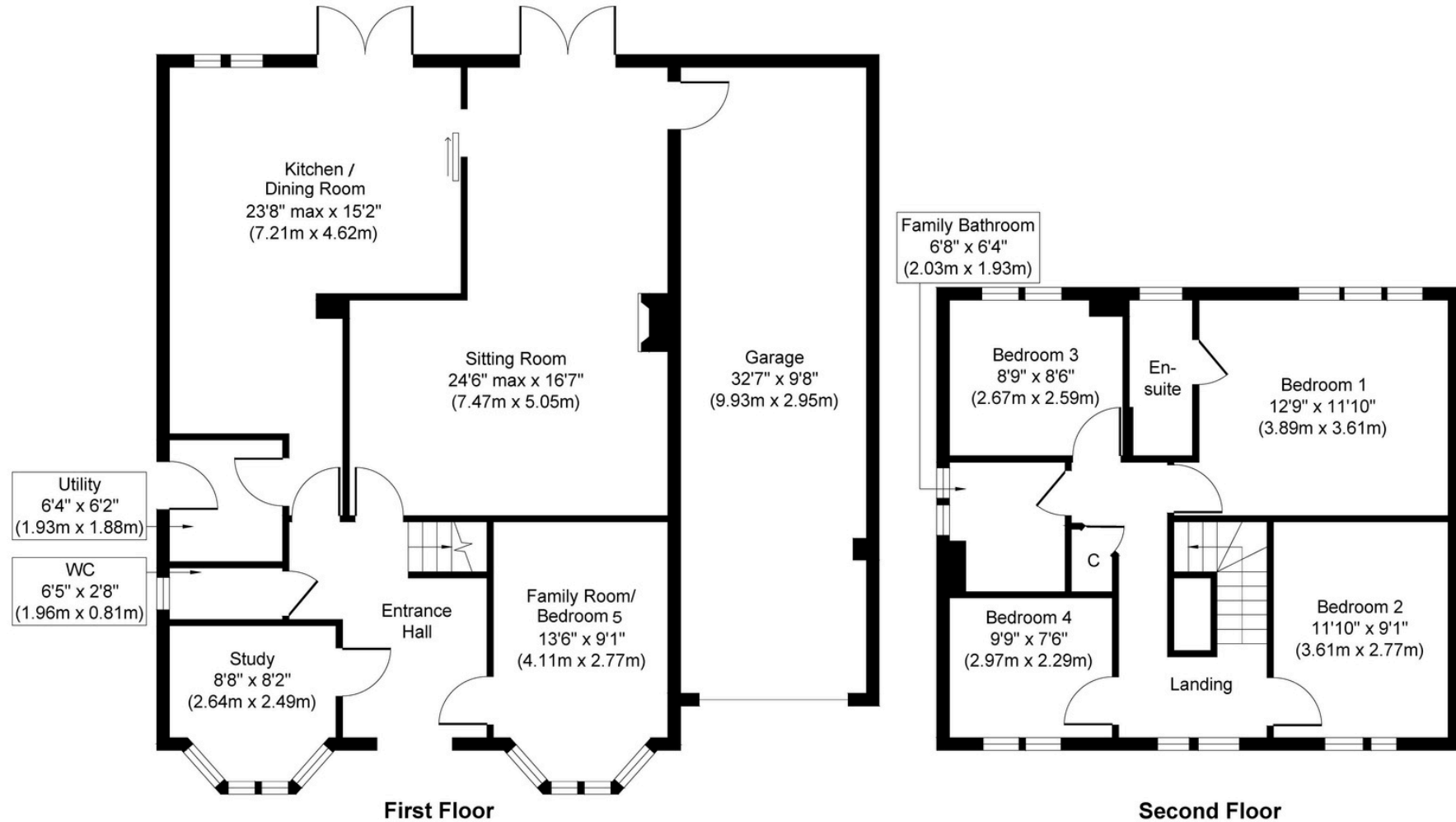


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Approx. Gross Internal Floor Area 1856 sq. ft / 172.46 sq. m

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.