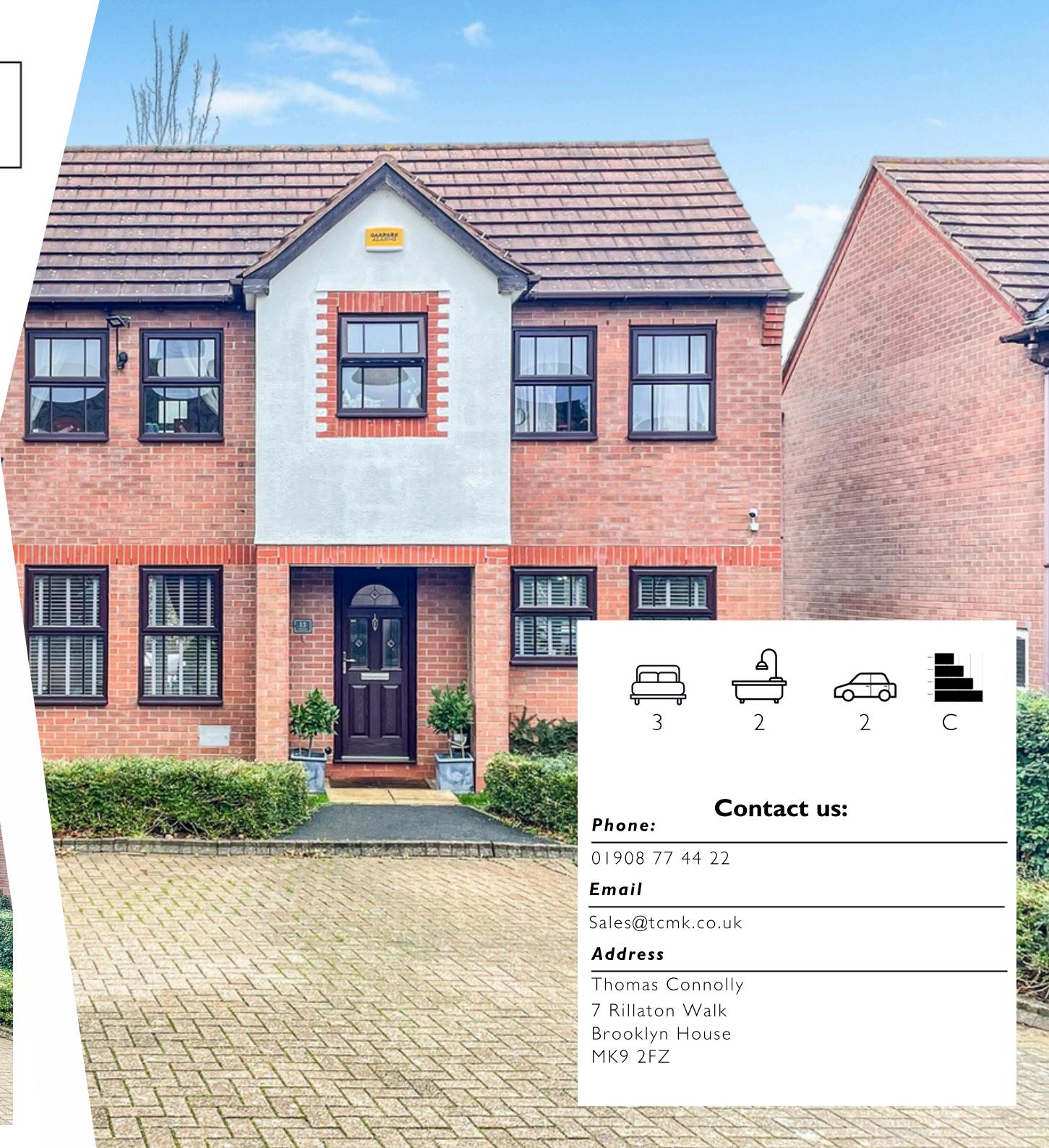


## 15 PYKE HAYES TWO MILE ASH MILTON KEYNES MK8 8PQ

For Sale | Freehold | £425,000



### Contact us:

**Phone:**

01908 77 44 22

**Email:**

[Sales@tcmk.co.uk](mailto:Sales@tcmk.co.uk)

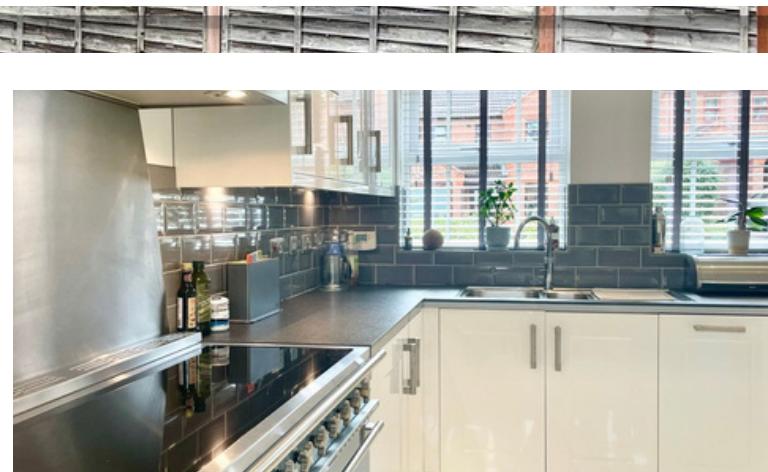
**Address:**

Thomas Connolly  
7 Rillaton Walk  
Brooklyn House  
MK9 2FZ

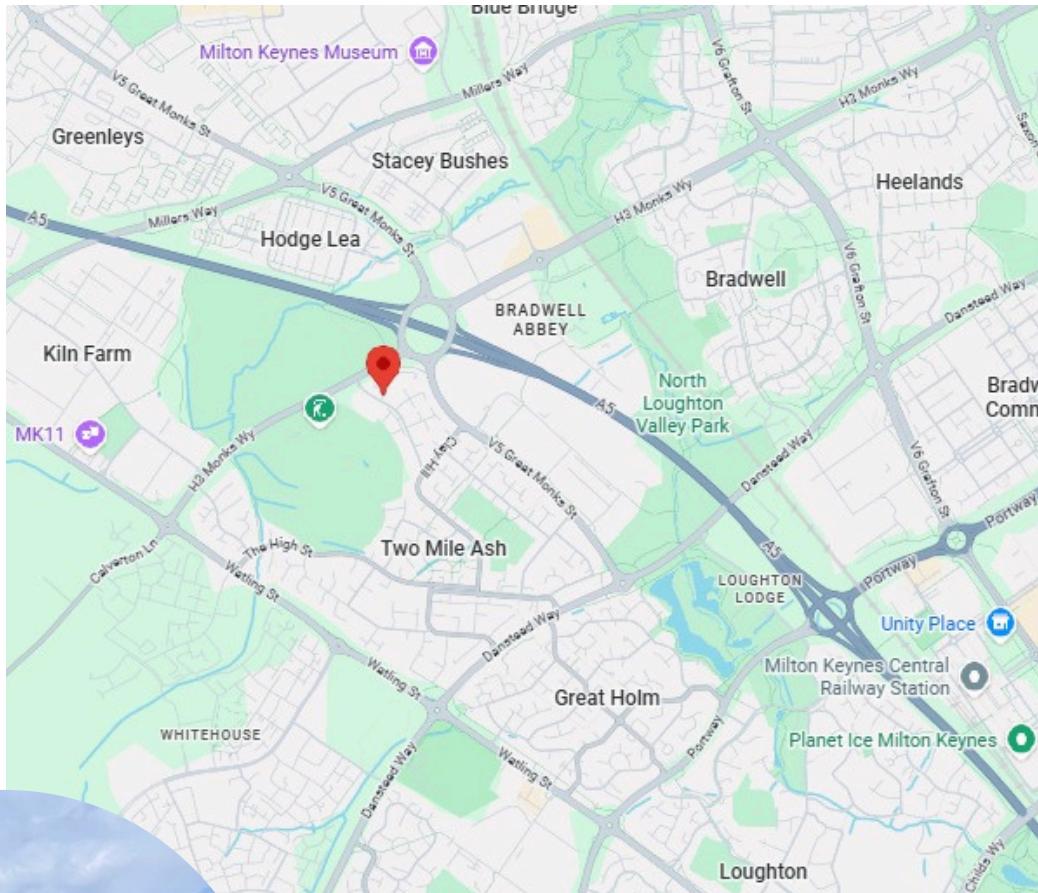
# Property Description

Thomas Connolly Estate Agents are delighted to present this three-bedroom detached family home located within the sought-after area of Two Mile Ash, Milton Keynes. This attractive double-fronted property is beautifully presented throughout and has been thoughtfully decorated, offering a warm and inviting feel from the moment you step inside.

The accommodation is well laid out, beginning with a welcoming entrance hall that provides access to both front-facing reception rooms. To one side sits a stylish kitchen/dining room with ample worktop space and a bright, dual-aspect outlook, while the other side features a comfortable living room with French doors opening directly onto the rear garden. The ground floor also includes a cloakroom for added convenience. Upstairs, the home offers three well-proportioned bedrooms, including a generous main bedroom with its own en-suite shower room. A modern family bathroom serves the remaining two bedrooms, both of which enjoy pleasant views of the surroundings. The property further benefits from two air conditioning units, fitting in the sitting room and principle bedroom.



# 15 Pyke Hayes, Two Mile Ash, Milton Keynes, MK8 8PQ



## Location

Externally, the property boasts a large rear garden with a raised cladded seating area, creating a perfect space for relaxing or entertaining. To the front, there is a single garage and driveway parking. Two Mile Ash remains a highly desirable location, renowned for its reputable local schooling, abundance of green space, and excellent access to Central Milton Keynes, the mainline train station, and major transport routes including the A5 and M1.

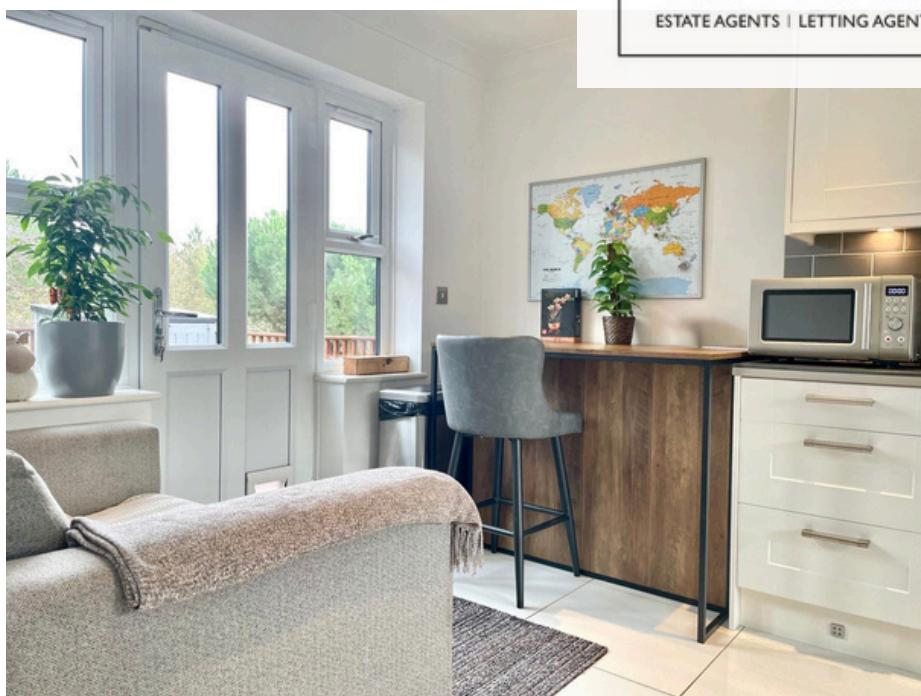
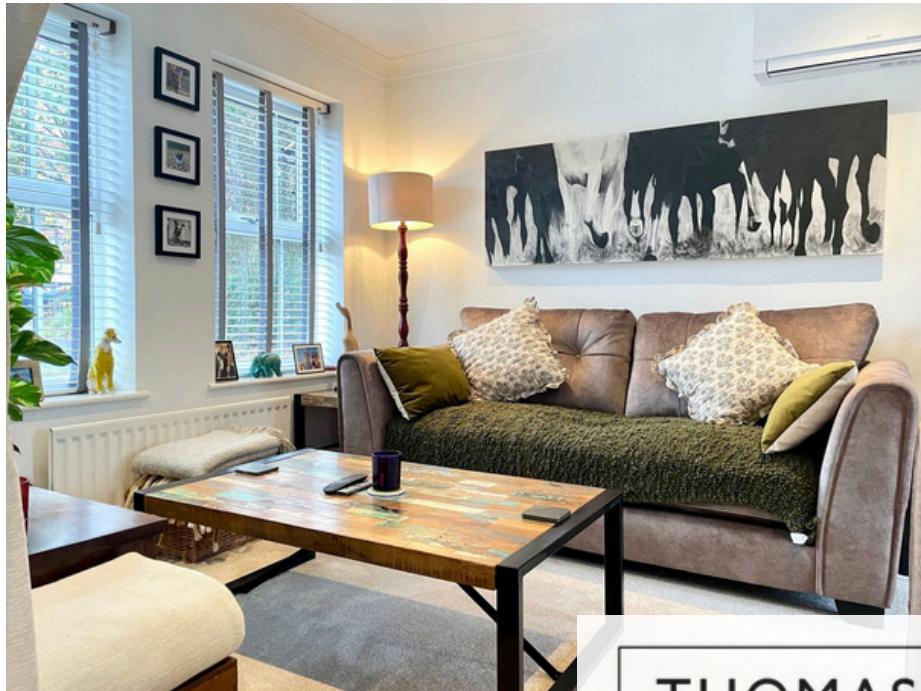


## THOMAS CONNOLLY ESTATE AGENTS

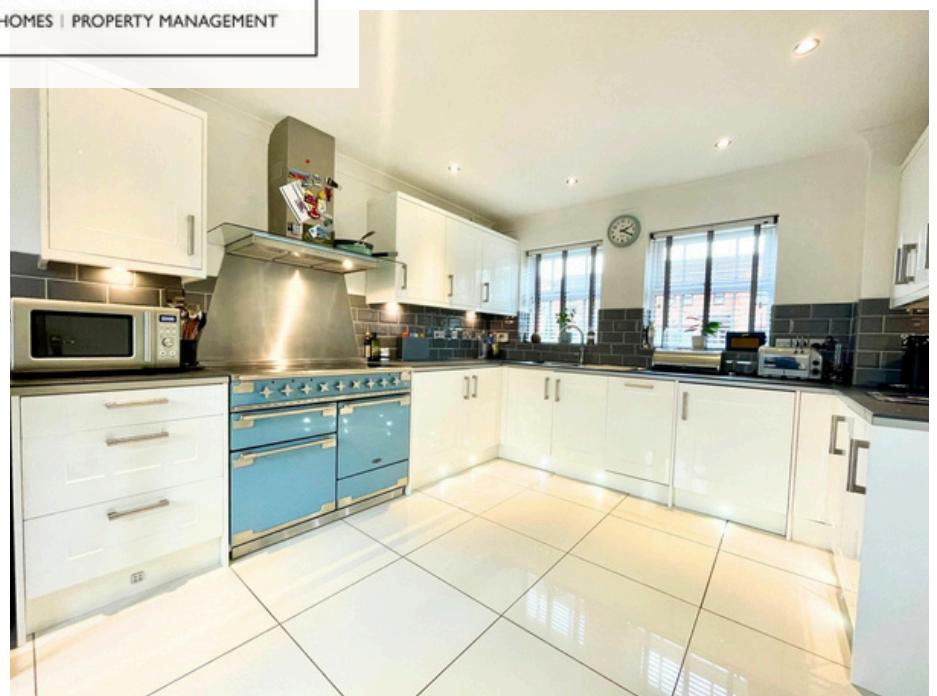
EstateAgents | LettingAgents | NewHomes | PropertyManagement

W: Thomasconnolly.co.uk | P: 01908 77 44 22 | E: Sales@tcmk.co.uk

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## **Room Descriptions:**

Entrance hall  
Sitting room  
9' 10" x 17' 2" (3.00m x 5.23m)  
French doors to rear garden  
Cloakroom  
Kitchen / Dining room  
9' 4" x 17' 2" (2.84m x 5.23m)

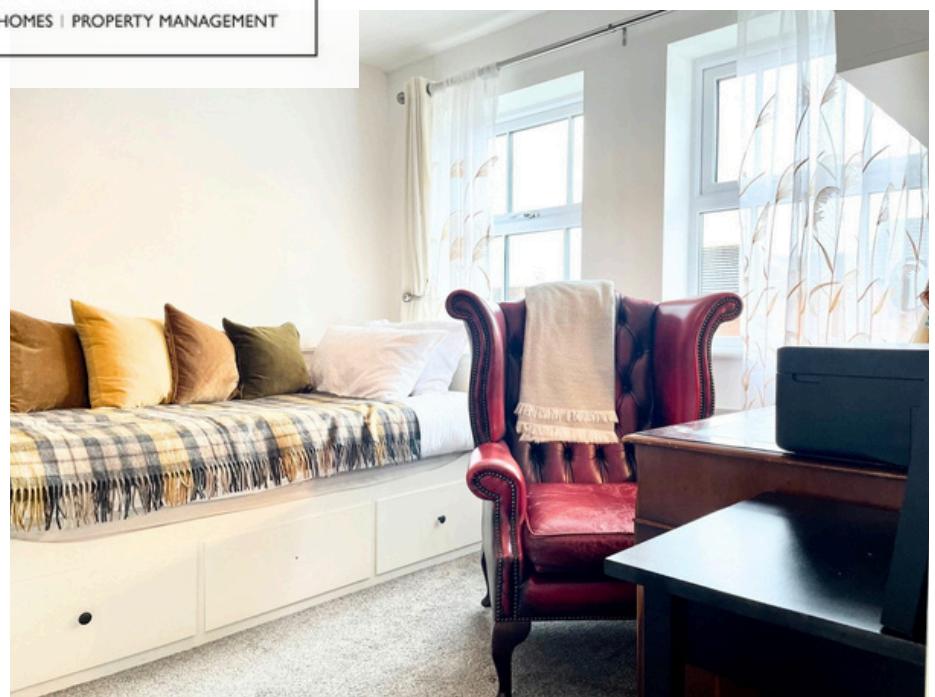
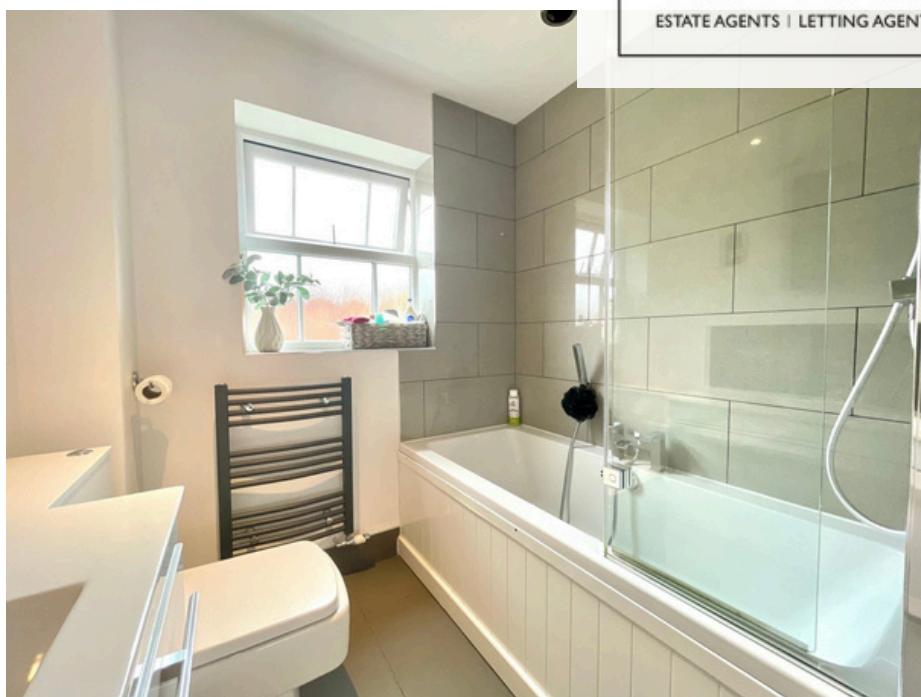
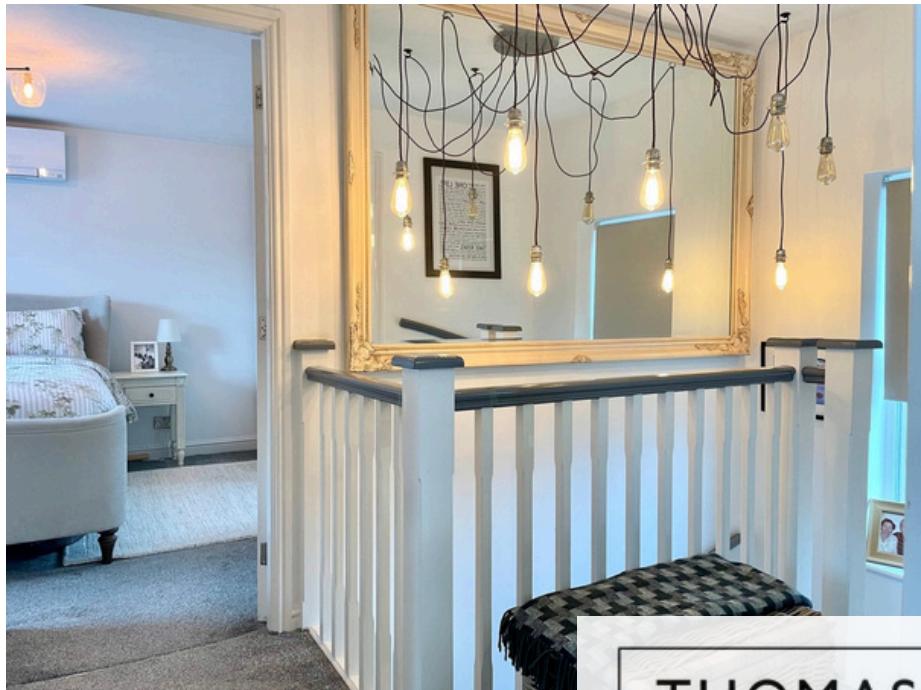
First floor landing  
Bedroom three  
9' 5" x 7' 5" (2.87m x 2.26m)  
Bedroom two  
9' 6" x 10' 1" (2.90m x 3.07m)  
Family bathroom  
6' 3" x 8' 9" (1.91m x 2.67m)  
Principle bedroom  
10' 2" x 12' 3" (3.10m x 3.73m)  
Two built-in wardrobes  
En-suite to principle bedroom  
9' 10" x 4' 6" (3.00m x 1.37m)

Private rear garden  
Single garage  
Driveway parking

### **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.



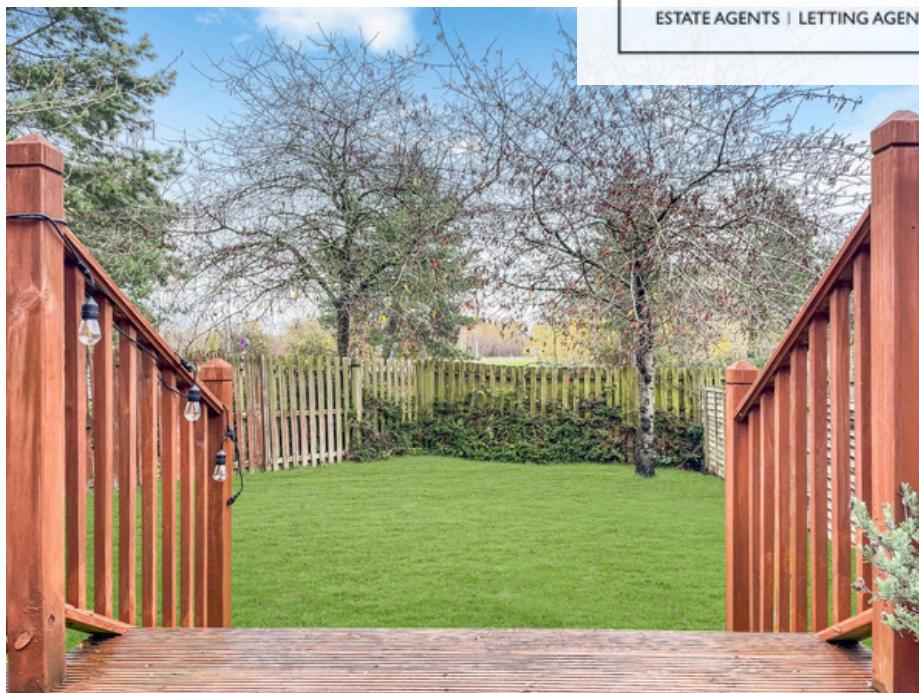


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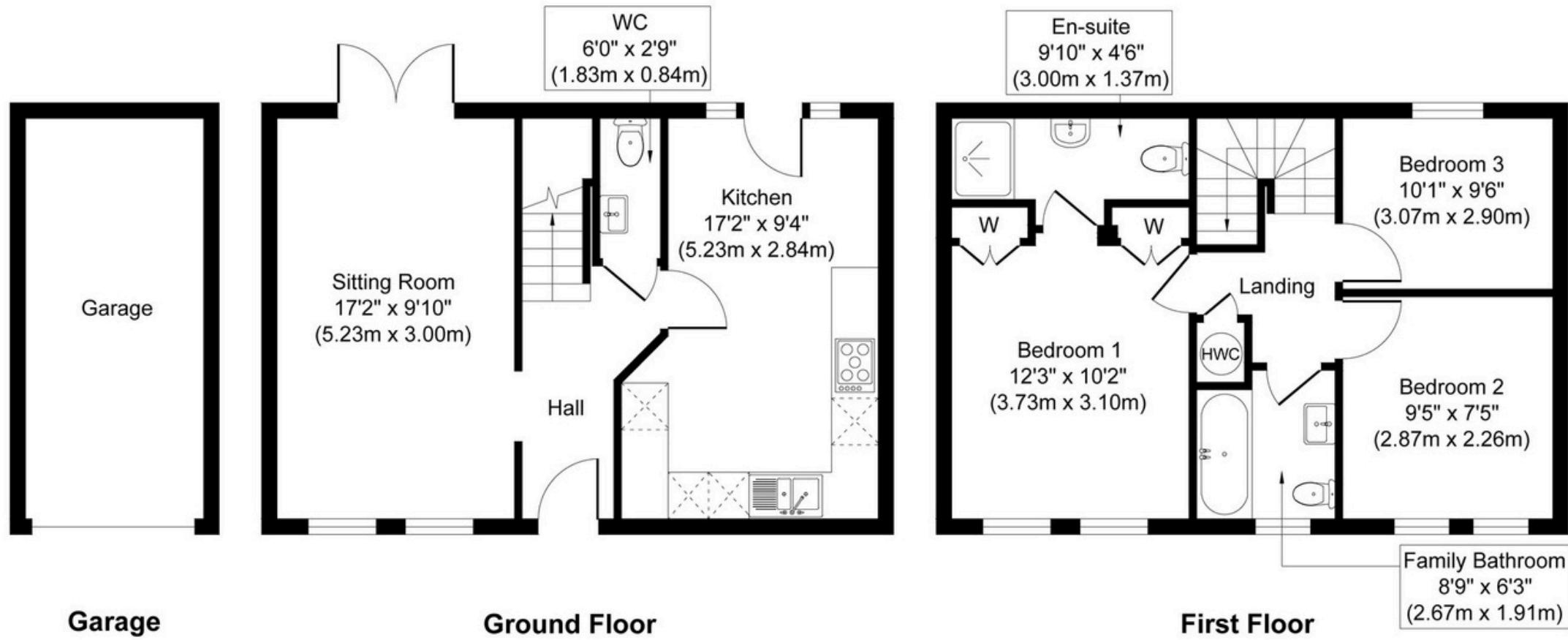


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# THOMAS CONNOLLY



Approx. Gross Internal Floor Area 884 sq. ft / 82.13 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.