



9 Whittle Court,
Knowlhill, Milton Keynes, MK5 8FT

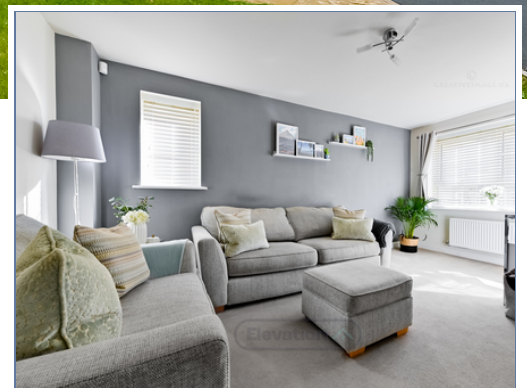
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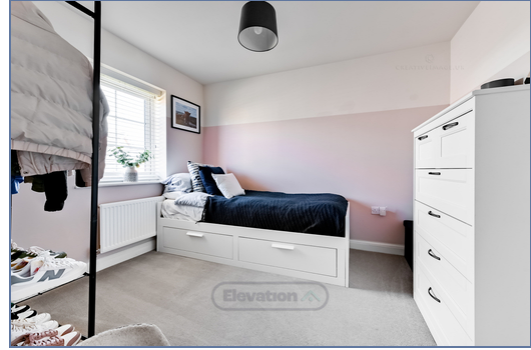
**3 Abbats Wood, Eagle Farm South, Milton
Keynes, Buckinghamshire, MK17 7AD**

£385,000 Freehold

- THREE BEDROOMS
- SITLL UNDER NHBC WARRANTY
- EN-SUITE TO THE MASTER BEDROOM
- FANTASTIC SCHOOL CATCHMENT
- IDEAL FIRST TIME PURCHASE
- EASY ACCESS TO M1
- DRIVEWAY FOR 2/3 CARS
- EPC Rating



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An ideal starter/family home situated in the new area of Wavendon/Eagle Rest, designed with plenty of space for modern living. The ground floor has a separate lounge and a large open-plan kitchen with dining area and French doors leading to the garden, ideal for young families or entertaining, with a downstairs cloakroom. On the first floor are two double bedrooms, with an en suite to the main, a single bedroom and a family bathroom.

Brief internal accommodation comprises an entrance hallway, guest cloakroom, dual aspect living room and kitchen/diner with built in appliances. The first floor offers three bedrooms, family bathroom and en-suite to the master. Externally the property boasts a private rear garden and driveway to the side for two vehicles.

Education: Families in Wavendon benefit from access to quality education, with several primary and secondary schools nearby. This makes the village an attractive choice for families looking to provide their children with a good education.

Convenience: Despite its rural charm, Wavendon is conveniently located near the city of Milton Keynes, which offers an array of shopping centers, restaurants, entertainment venues, and other urban amenities. This proximity ensures that residents have easy access to everything they need for daily living and leisure activities.

Transportation: Wavendon enjoys excellent transportation links, with easy access to major road networks, including the M1 motorway, making it well-connected to neighbouring towns and cities. Additionally, Milton Keynes Central Railway Station is a short drive away, providing rail services to London and other major cities.

Green Spaces: Wavendon is surrounded by greenbelt land, ensuring that the village retains its rural charm and natural beauty. Residents can explore local parks, nature reserves, and walking trails, offering a peaceful escape from the hustle and bustle of city life.

Living Room

3.59m x 4.93m (11' 9" x 16' 2")

Kitchen

4.55m x 2.93m (14' 11" x 9' 7")

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies.
Plan produced using PlanUp.