

# THOMAS CONNOLLY

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## BOULTERS LOCK, GIFFARD PARK, MILTON KEYNES, MK14 5QR

For Sale | Freehold | £850,000



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#### Address

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7 Rillaton Walk  
Brooklyn House  
MK9 2FZ



## Property Description

Thomas Connolly Estate Agents are delighted to offer for sale this truly unique four-bedroom detached family home, set within a peaceful cul-de-sac in the sought-after area of Giffard Park, just a short stroll from the canal and nearby parkland. This spacious home offers over 2,400 sq. ft. of versatile accommodation, beautifully maintained and thoughtfully extended by the current owners.

The ground floor features a generous entrance hall, leading to a spacious sitting room sitting at 24ft in length with dual-aspect windows and bi-fold doors opening to the front garden. There is a formal dining room and an extended sun/snug room with vaulted ceiling and rear garden access – creating a fantastic indoor-outdoor flow. To the right, a well-equipped kitchen/breakfast room sits beside a separate utility room, while a versatile office/family room and downstairs WC add further flexibility.

Upstairs offers four double bedrooms, two with en-suite shower rooms and all with built-in wardrobes. Bedroom three benefits from its own private balcony, while the spacious main bedroom includes a dressing area and stylish en-suite. A modern family bathroom with a bath and separate shower, along with a walk-in airing cupboard, complete the first floor.





# Boulters Lock, Giffard Park, Milton keynes, MK14 5QR



## Location

Outside, the home enjoys wraparound gardens with a variety of fruit trees and mature planting, offering a tranquil, private setting. A large driveway provides off-road parking and access to a generous double garage. Located in Giffard Park, the property is within easy reach of excellent local schools, parkland walks, and key transport links including Milton Keynes Central Station and the M1.

The spacious double garage offers excellent potential for conversion into a self-contained annexe, subject to planning permission.

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## Room Descriptions:

Porch Entrance  
Spacious Entrance Hall  
Sitting Room  
14' 4" x 25' 1" (4.37m x 7.65m)  
Dining Room  
13' 2" x 14' 6" (4.01m x 4.42m)  
Family Room/Snug  
14' 1" x 10' 1" (4.29m x 3.07m)  
Study  
11' 3" x 12' 1" (3.43m x 3.68m)  
Cloakroom  
7' 7" x 6' 2" (2.31m x 1.88m)  
Kitchen  
13' 8" x 11' 0" (4.17m x 3.35m)  
Utility Room

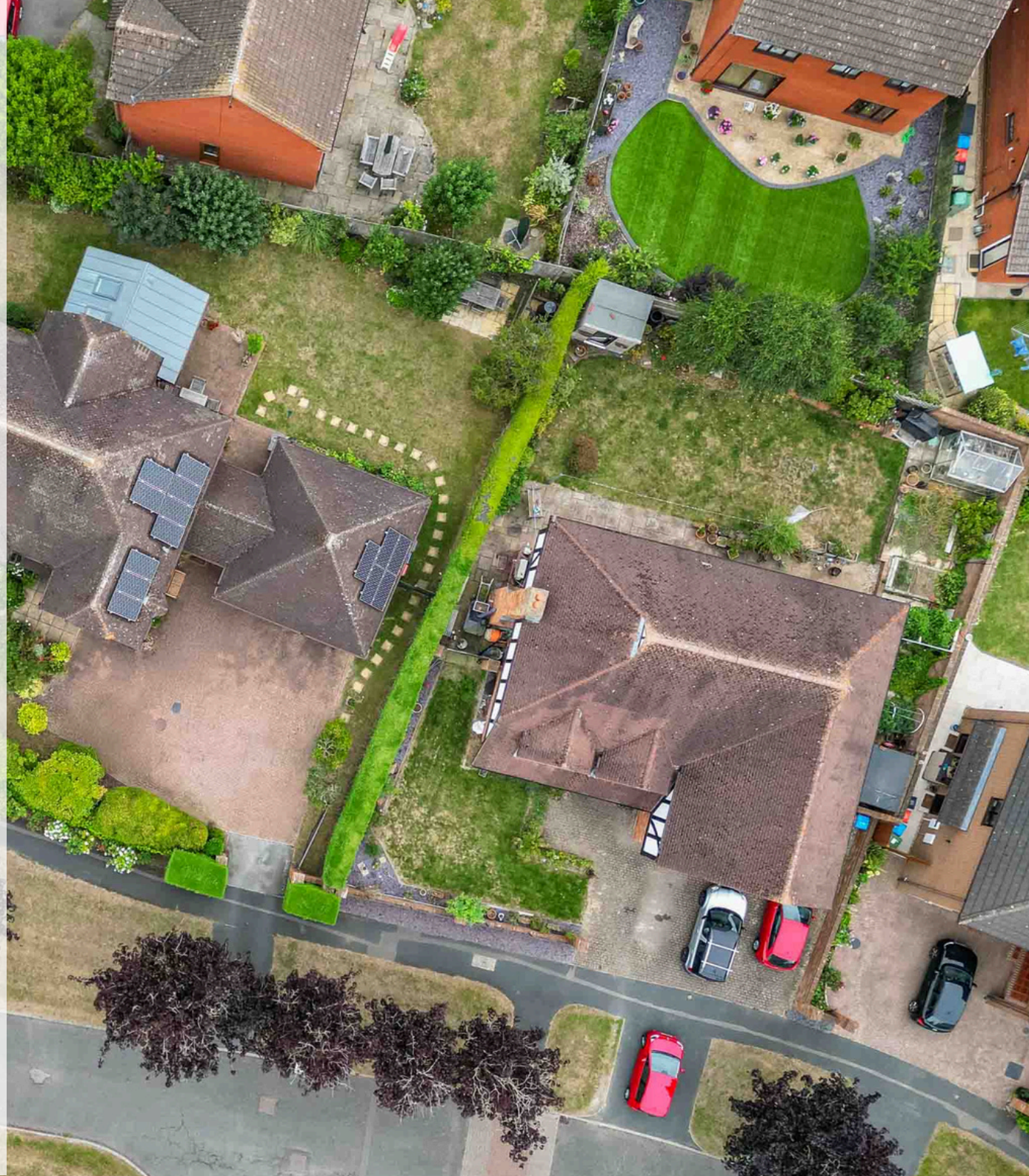
Landing Area  
Bedroom Three  
14' 4" x 11' 10" (4.37m x 3.61m)  
Built-in-wardrobe  
Balcony to Bedroom Three  
Bedroom Four  
14' 4" x 10' 3" (4.37m x 3.12m)  
Bedroom One  
13' 1" x 12' 7" (3.99m x 3.84m)  
Dressing Area to Bedroom One  
6' 0" x 4' 5" (1.83m x 1.35m)  
En-suite to Bedroom One  
Family Bathroom  
8' 4" x 10' 5" (2.54m x 3.17m)  
Bedroom Two  
11' 3" x 17' 3" (3.43m x 5.26m)  
En-suite to Bedroom Two  
6' 2" x 7' 6" (1.88m x 2.29m)

Landscaped Rear Garden

DOUBLE GARAGE  
19' 5" x 21' 2" (5.92m x 6.45m)  
Driveway Parking for 4-5 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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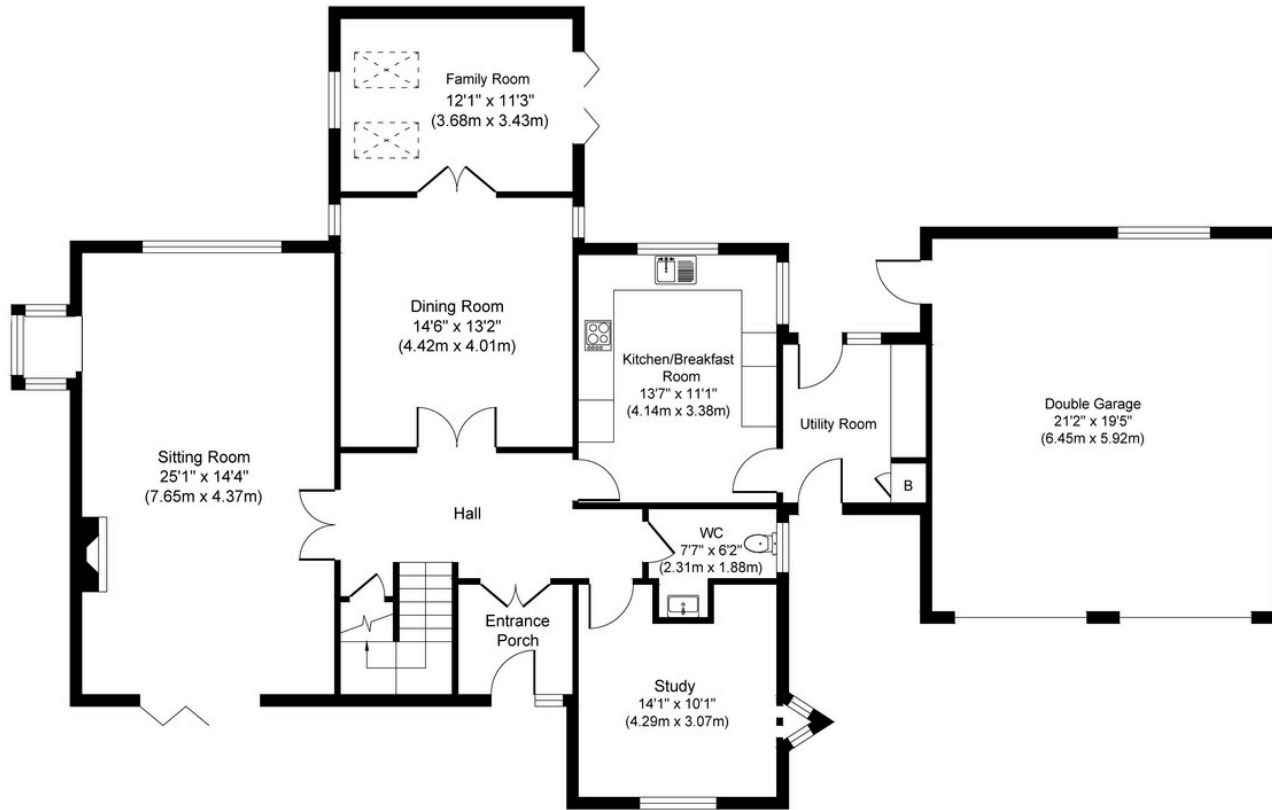
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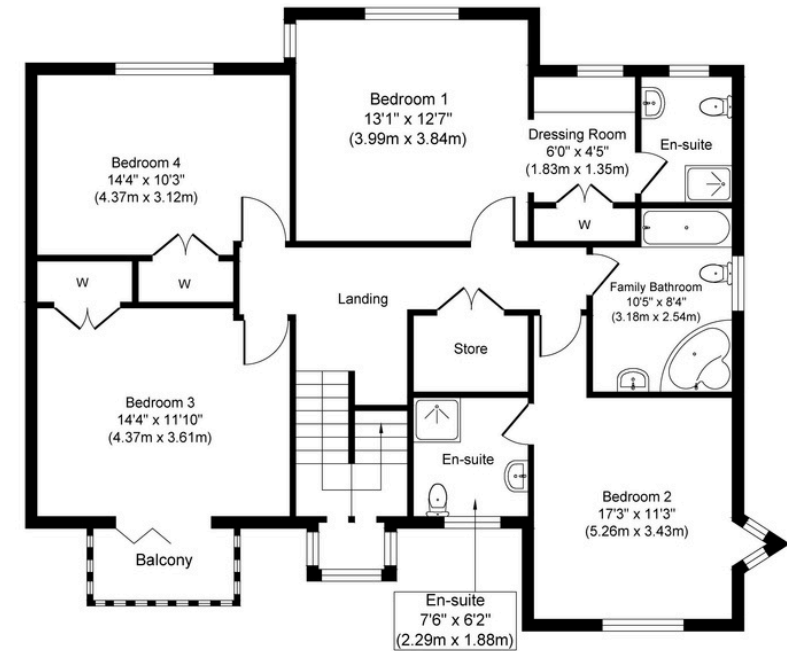




# THOMAS CONNOLLY



Ground Floor



First Floor

**Approx. Gross Internal Floor Area 2840 sq. ft. (263.85 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.