

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

**4 Aquila Gardens, Fairfields, Milton Keynes, Buckinghamshire.**

**MK11 4AP**

**Guide Price £560,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are thrilled to offer this 4 double bedroom detached family home, situated in the sought after Fairfields development, which now has its own school and other planned amenities. It is just a short distance from Stony Stratford, which offers many shops and restaurants, and is a short drive away from CMK and the train station.

As you step into this beautiful family home you are greeted by a spacious entry hall, which leads to the downstairs cloakroom, sitting room, and the kitchen / dining room. The first floor comprises of the master bedroom with an en-suite, the fourth double bedroom and family bathroom. The second floor comprises of two more double bedrooms, with a Jack and Jill en-suite connected to bedroom two, built in wardrobes and landing area. Outside, the property offers a beautiful landscaped rear garden and a single garage. There is also double glazing throughout the property and it is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## FEATURES

- DETACHED FAMILY HOME
- CONTEMPORARY KITCHEN
- NO UPPER CHAIN
- FOUR DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- NEW FAIRFIELDS DEVELOPMENT
- SINGLE GARAGE



## ROOM DESCRIPTIONS

### ENTRANCE HALL

### KITCHEN / DINING ROOM

16' 1" x 16' 9" (4.90m x 5.11m)

### SITTING ROOM

16' 2" x 10' 2" (4.93m x 3.10m)

### DOWNSTAIRS CLOAKROOM

### FIRST FLOOR

### BEDROOM ONE

10' 10" x 10' 4" (3.30m x 3.15m)

### EN-SUITE TO BEDROOM ONE

### BEDROOM FOUR

9' 7" x 10' 3" (2.92m x 3.12m)

### FAMILY BATHROOM

### SECOND FLOOR

### BEDROOM TWO

12' 8" x 10' 9" (3.86m x 3.28m)

### JACK AND JILL EN-SUITE

### BEDROOM THREE

12' 8" x 9' 9" (3.86m x 2.97m)

### REAR GARDEN

### SINGLE GARAGE

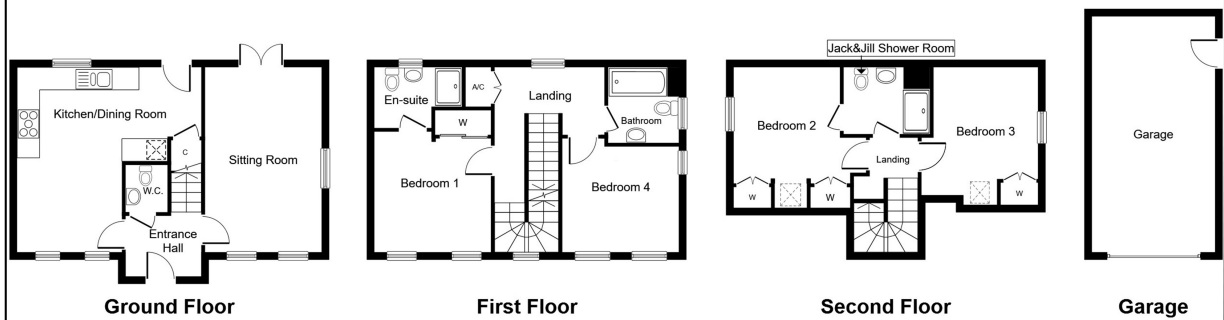






# FLOORPLAN & EPC

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Approx. Gross Internal Floor Area 1,444 sq.ft. (134.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	