

# THOMAS CONNOLLY

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## 4 RACKSTRAW GROVE, OLD FARM PARK, MILTON KEYNES, MK7 8PZ

For Sale | Freehold | £850,000



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### Contact us:

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#### Address

Thomas Connolly  
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Brooklyn House  
MK9 2FZ



# Property Description

As you enter this beautiful home, you are greeted by a spacious entrance hall, which leads to the study and downstairs cloakroom. To your right you can find the spacious living room, the dining room, which gives you access to the conservatory, and the large open kitchen and utility room. The first floor comprises of the master suite, with a dressing room and en-suite bathroom, bedroom two, which is fitted with a built in wardrobe and en-suite bathroom, three other double bedrooms, and the family bathroom. Externally, the property offers a large rear garden, and the front of the property offers a large driveway and double garage.

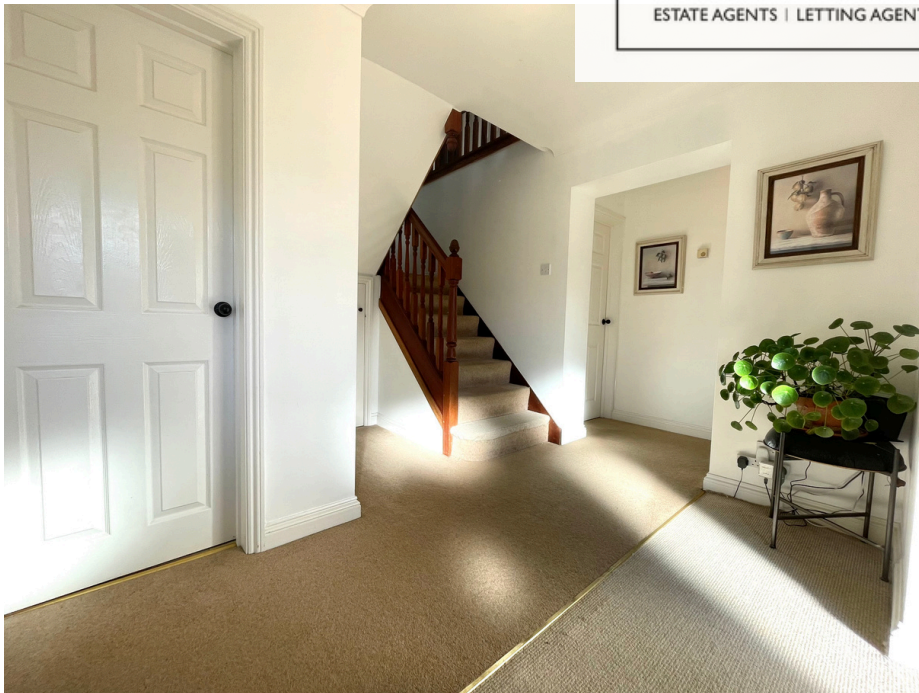






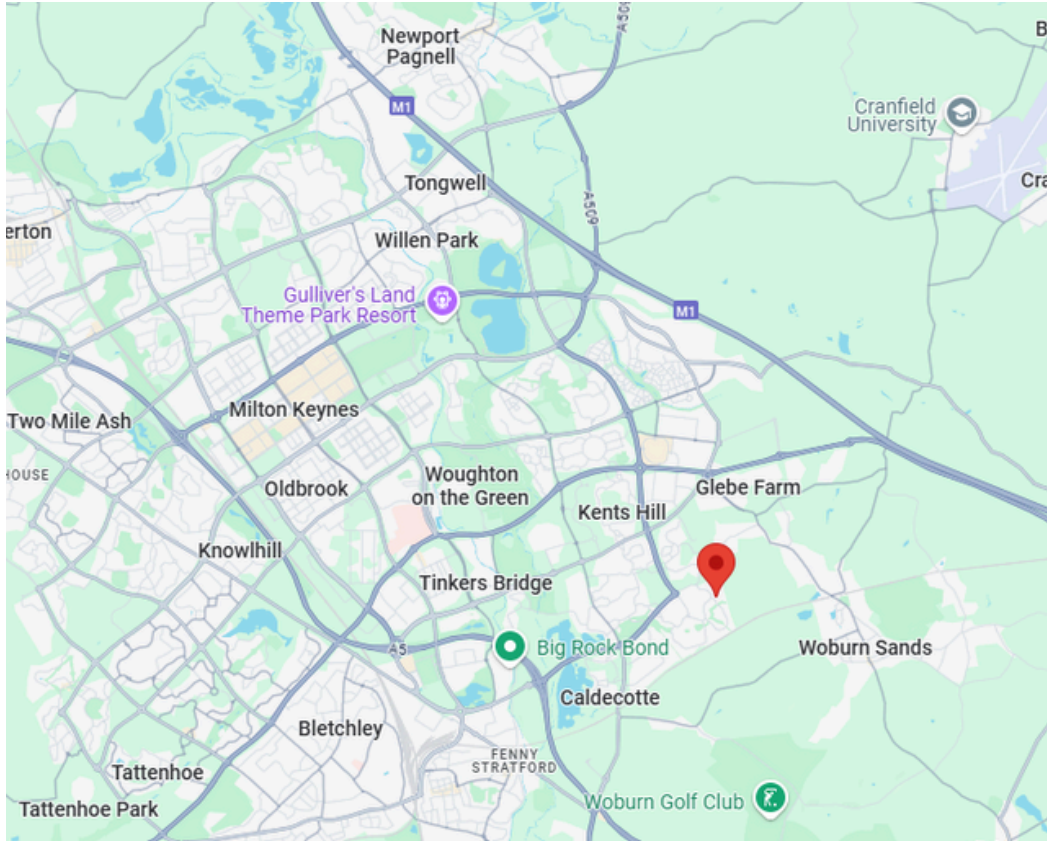
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# 4 Rackstraw Grove, Old Farm Park, Milton Keynes, MK7 8PZ



## Location

Nestled in a quiet residential cul-de-sac, this property benefits from excellent local amenities. Old Farm Park is well known for its family-friendly atmosphere, with highly rated primary and secondary schools nearby. The area also offers many transport links, including major road networks such as the M1 and Bletchley and Central Milton Keynes train stations. Old Farm Park is surrounded by scenic parks and green spaces, including Caldecotte Lake, ideal for walks and outdoor activities.



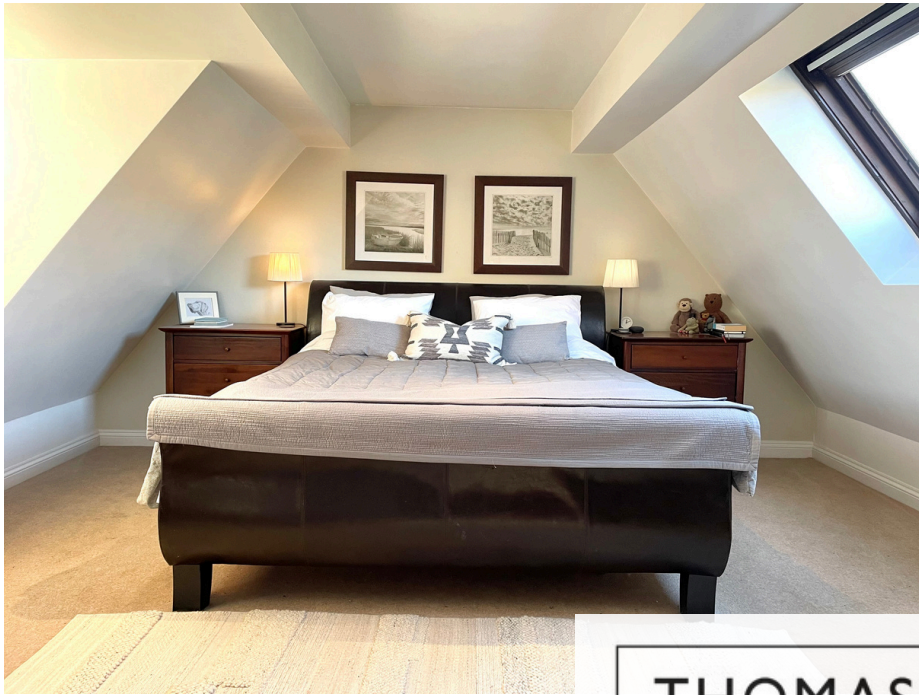
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## Room descriptions:

### ENTRANCE HALL

LIVING ROOM 18' 7" x 13' 2" (5.66m x 4.01m)

DINING ROOM 9' 9" x 11' 6" (2.97m x 3.51m)

KITCHEN 26' 7" x 13' 2" (8.10m x 4.01m)

CONSERVATORY 12' 0" x 11' 5" (3.66m x 3.48m)

STUDY 6' 8" x 13' 2" (2.03m x 4.01m)

UTILITY 7' 1" x 7' 0" (2.16m x 2.13m)

DOWNSTAIRS CLOAKROOM 7' 0" x 3' 3" (2.13m x 0.99m)

### FIRST FLOOR

BEDROOM ONE 16' 3" x 11' 2" (4.95m x 4.93m)

EN-SUITE TO BEDROOM ONE 10' 9" x 5' 7" (3.28m x 1.70m)

FAMILY BATHROOM 10' 0" x 7' 3" (3.05m x 2.21m)

BEDROOM TWO 11' 2" x 13' 3" (3.40m x 4.04m)

EN-SUITE TO BEDROOM TWO

BEDROOM THREE 11' 8" x 10' 0" (3.56m x 3.05m)

BEDROOM FOUR 8' 8" x 13' 2" (2.64m x 4.01m)

BEDROOM FIVE 9' 8" x 8' 5" (2.95m x 2.57m)

REAR GARDEN

DOUBLE 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 prospective 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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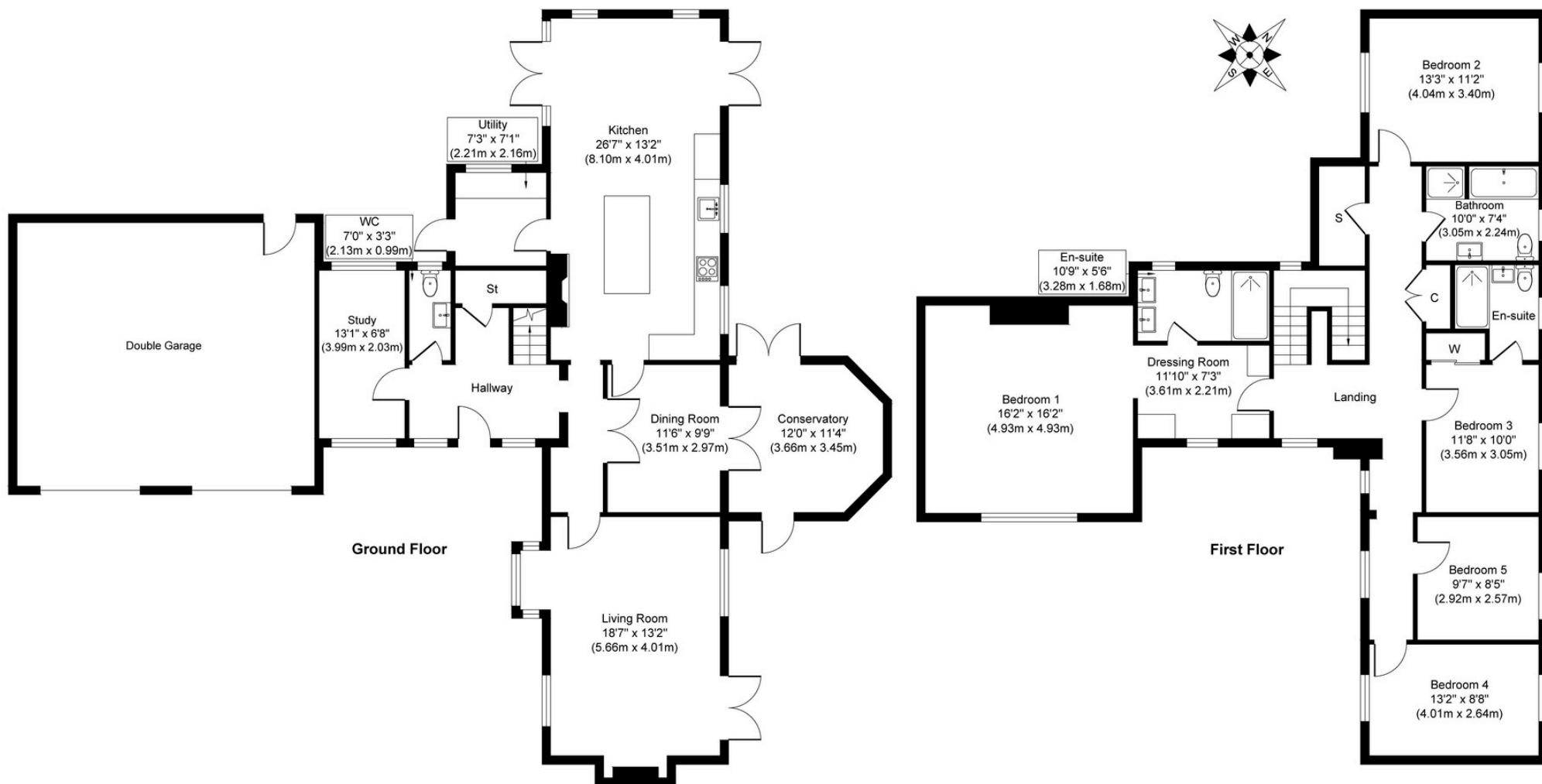
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Approx. Gross Internal Floor Area 2969 sq. ft / 275.83 sq. m

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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