£500,000
Freehold

THOMAS CONNOLLY
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THOMAS CONNOLLY

22 Groombridge, Kents Hill, Milton Keynes, Buckinghamshire MK7 6HA

Summary of Property

Thomas Connolly Estate Agents are delighted to present this four bedroom detached property situated in the popular location of Kents Hill, within walking distance to Kingston district centre and with good access to the M1, junction 13. There is also a local shop, Kents Hill Secondary School and Nursery School.

The accommodation in brief comprises of; ground floor - entrance hall, cloakroom, storage cupboard, kitchen, dining room, sitting room, study and conservatory. The first floor offers four bedrooms (two with built in wardrobes), one en-suite shower room and a family bathroom. Outside the property benefits from a rear garden, single garage and driveway parking.

Please contact us for further information or to confirm your viewing appointment.

Room Descriptions

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

STORAGE CUPBOARD

KITCHEN
12' 7" x 9' 2" (3.84m x 2.79m)

DINING ROOM
12' 6" x 9' 7" (3.81m x 2.92m)

SITTING ROOM
10' 9" x 16' 6" (3.28m x 5.03m)

STUDY
6' 4" x 4' 8" (1.93m x 1.42m)

CONSERVATORY
12' 6" x 9' 9" (3.81m x 2.97m)

FIRST FLOOR

BEDROOM ONE
13' 9" x 11' 6" (4.19m x 3.51m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
11' 5" x 10' 6" (3.48m x 3.20m)

BEDROOM THREE
11' 7" x 6' 4" (3.53m x 1.93m)

BEDROOM FOUR
10' 6" x 7' 5" (3.20m x 2.26m)

FAMILY BATHROOM

EXTERIOR

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

Floorplan

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Ground Floor **First Floor**

Approx. Gross Internal Floor Area 1,357 sq. ft. (126.1 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 forillustrative 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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