

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

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

£850,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this five bedroom detached family home, situated in the highly sought after Old Farm Park. 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.

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 three, 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.

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.

Please note: The owner of this property is related to a member of staff.

## FEATURES

- FIVE BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR SEVERAL CARS
- DESIRABLE LOCATION
- SPACIOUS REAR GARDEN
- CATCHMENT AREA FOR GOOD SCHOOLS
- QUIET CUL-DE-SAC LOCATION



## ROOM DESCRIPTIONS

### ENTRANCE HAL

#### 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 016' 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)

#### 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

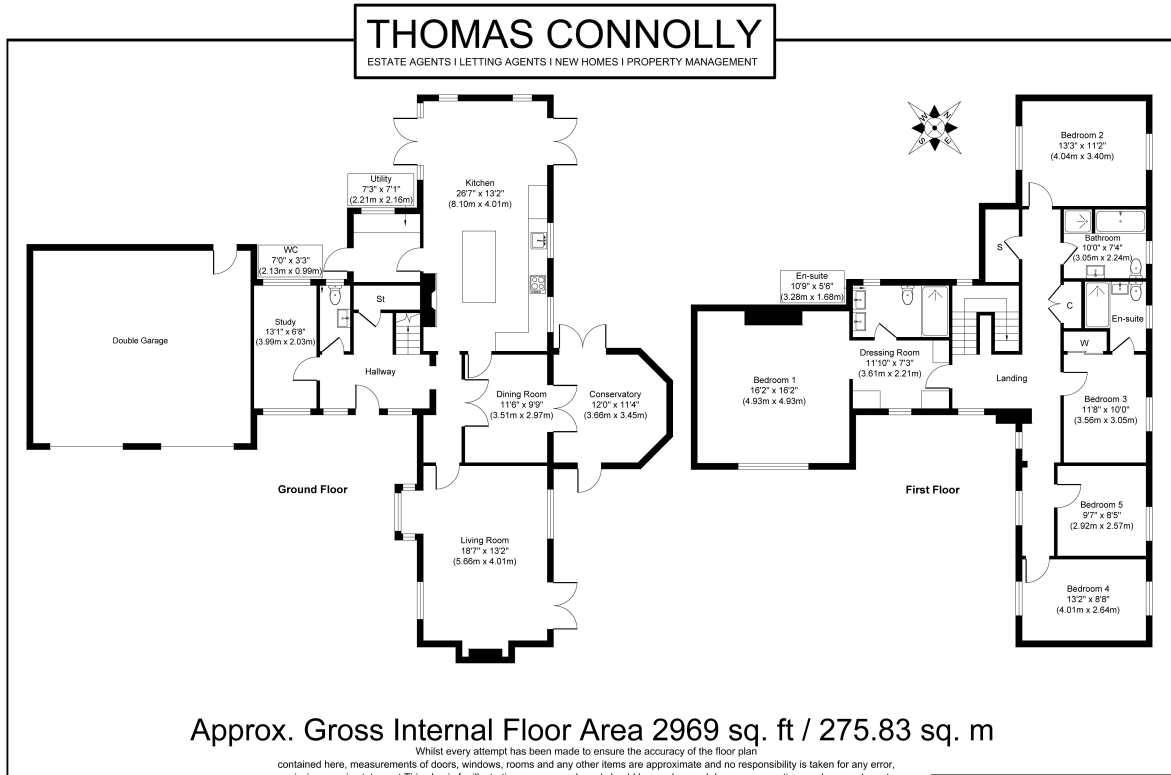
### DRIVEWAY PARKING







# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	