

£454,750  
Freehold

Welcome home

Melford

Discover more →

**THOMAS CONNOLLY**

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



## Summary of Property

**\*\*FINAL RELEASE\*\***

PLOT 12A THE MELFORD

The accommodation comprises; entrance hall, downstairs cloakroom, kitchen/breakfast/dining room with a utility room. First floor comprises; living room and master bedroom with en-suite. Second floor; two double bedrooms with another main bathroom. Outside the property offers front and rear gardens with off road parking and a car-port to the rear.

Tattenhoe Park-

Set on the most westerly point of Milton Keynes yet only 5 minutes from Central Milton Keynes train station. Surrounded by green open space, cycle routes and outstanding schools the area really needs to be seen in order to be appreciated. Kingsmead Spinney forms the backbone of Tattenhoe Park and provides a haven for birds and wildlife. With red way cycle routes throughout the Spinney you will be able to appreciate your surroundings and be immersed in the area.

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

# Room Descriptions

## Ground Floor

**Kitchen/Dining/Family Room**  
25' 11" x 8' 10" (7.90m x 2.69m)

**Utility**  
6' 9" x 6' 5" (2.06m x 1.96m)

**W/C**  
5' 5" x 2' 9" (1.65m x 0.84m)

## First Floor

**Lounge**  
16' 1" x 12' 5" (4.90m x 3.78m)

**Bedroom 1**  
11' 6" x 9' 2" (3.51m x 2.79m)

**En-Suite**  
9' 2" x 3' 10" (2.79m x 1.17m)

## Second Floor

**Bedroom 2**  
10' 0" x 12' 7" (3.05m x 3.84m)

**Bedroom 3**  
11' 7" x 9' 11" (3.53m x 3.02m)

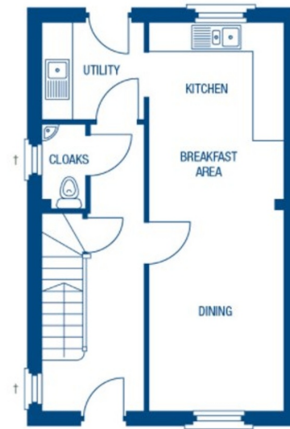
**Bathroom**  
6' 1" x 5' 10" (1.85m x 1.78m)



# Floorplan



The Oaks



## Floor Plans

- Ground
- First
- Second

Room	Dimensions
Kitchen/Breakfast/Dining	7900 x 2700mm (25'11" x 8'10")
Utility	2050 x 1950mm (6'9" x 6'5")
WC	1655 x 850mm (5'5" x 2'9")