

## 39 EDZELL CRESCENT WESTCROFT MILTON KEYNES MK4 4EU

|For Sale | Freehold| £400,000



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### Contact us:

**Phone:**

01908 77 44 22

**Email**

[Sales@tcmk.co.uk](mailto:Sales@tcmk.co.uk)

**Address**

Thomas Connolly  
7 Rillaton Walk  
Brooklyn House  
MK9 2FZ

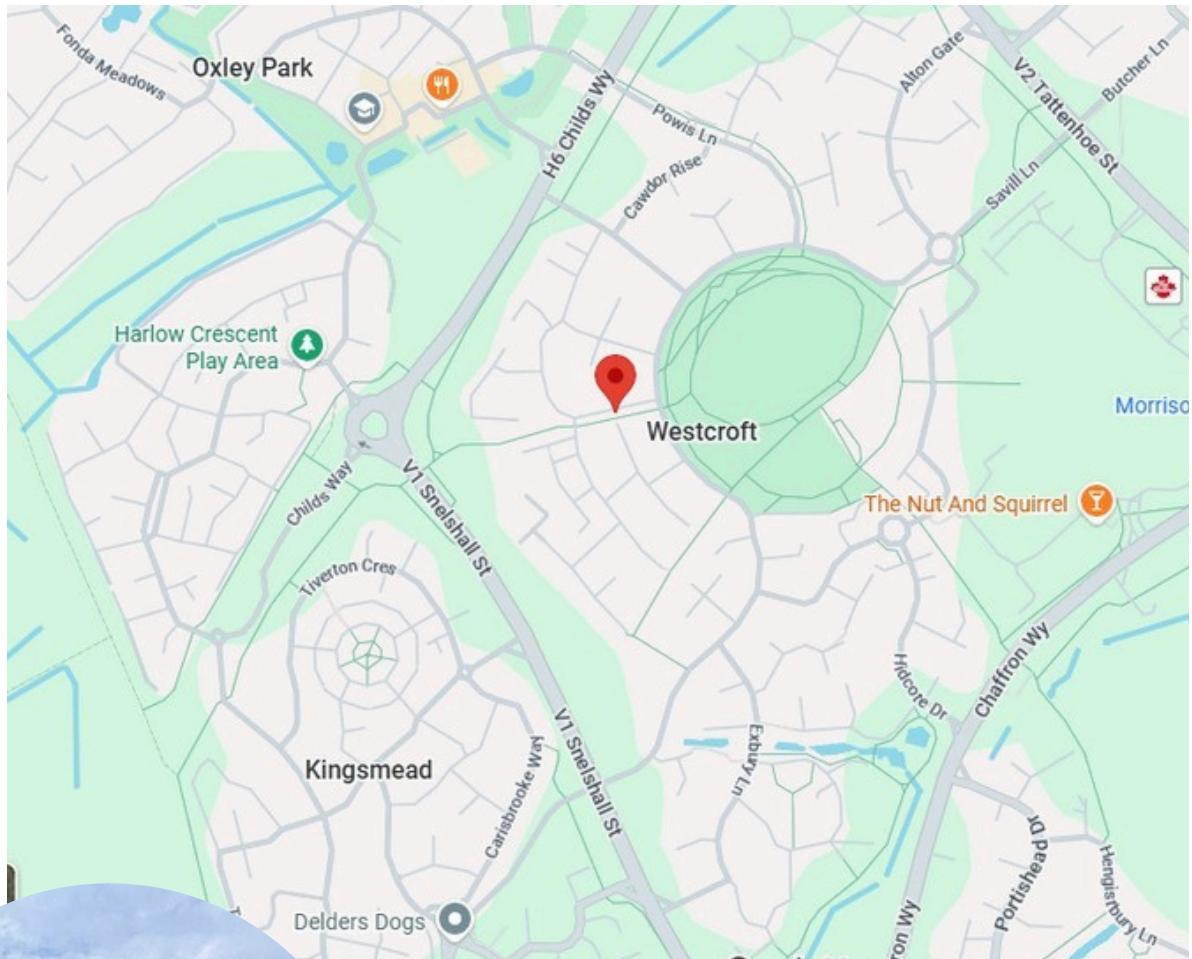
# Property Description

Thomas Connolly Estate Agents are delighted to present this extended and versatile five-bedroom family home, located within a popular residential setting. Originally a four-bedroom property, it has been thoughtfully enhanced with a loft conversion and a garage conversion, creating generous and flexible accommodation ideal for growing families.

The ground floor offers a welcoming entrance hall with access to a useful WC and storage cupboard, leading through to the bay-fronted sitting room. Positioned at the rear is a well-proportioned dining room that connects seamlessly into the modern kitchen, featuring good worktop space and a practical layout. An orangery has been extended off the back of the dining room, providing additional living space with views over the garden. To the side, the former garage has been converted to create an additional room currently used as a bedroom, complete with its own WC and wash hand basin. The first floor provides four bedrooms arranged around a central landing, including the main bedroom with an en-suite shower room, along with a family bathroom. From the landing, stairs rise to the second floor where you'll find a spacious fifth bedroom formed as part of the loft conversion.



# 39 Edzell Crescent, Westcroft, Milton Keynes, MK4 4EU



## Location

Outside, this home enjoys a private rear garden of good size, while to the front there is a carport and driveway parking comfortably accommodating 2–3 vehicles. Situated on Edzell Crescent in the sought-after area of Westcroft, the property benefits from excellent local amenities including Westcroft District Centre, offering supermarkets, cafés and everyday conveniences. The area is well regarded for its schooling options and abundant green spaces, with nearby parks and walking routes providing ideal outdoor recreation. Westcroft also offers easy access to Central Milton Keynes, major road links and rail connections, making it a popular choice for families and commuters looking for a well-connected yet community-focused location.

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W: Thomasconnolly.co.uk | P: 01908 77 44 22 | E: Sales@tcmk.co.uk

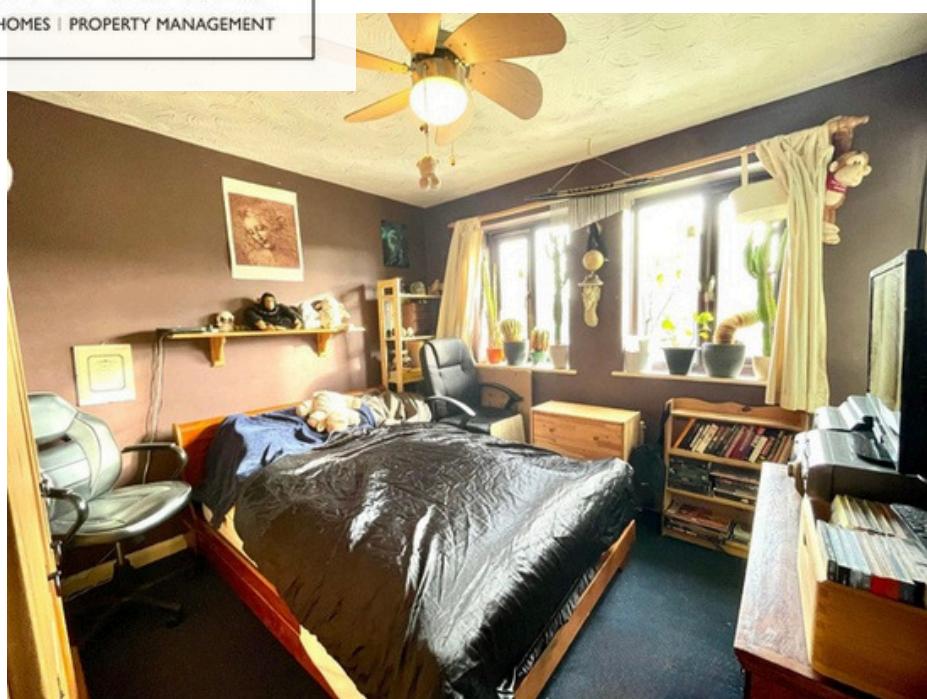
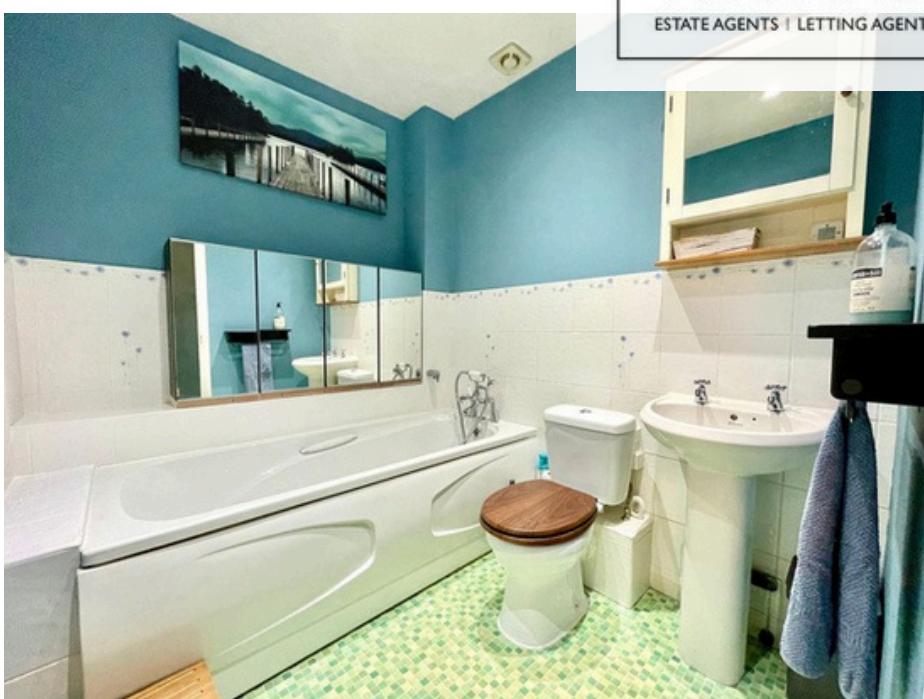
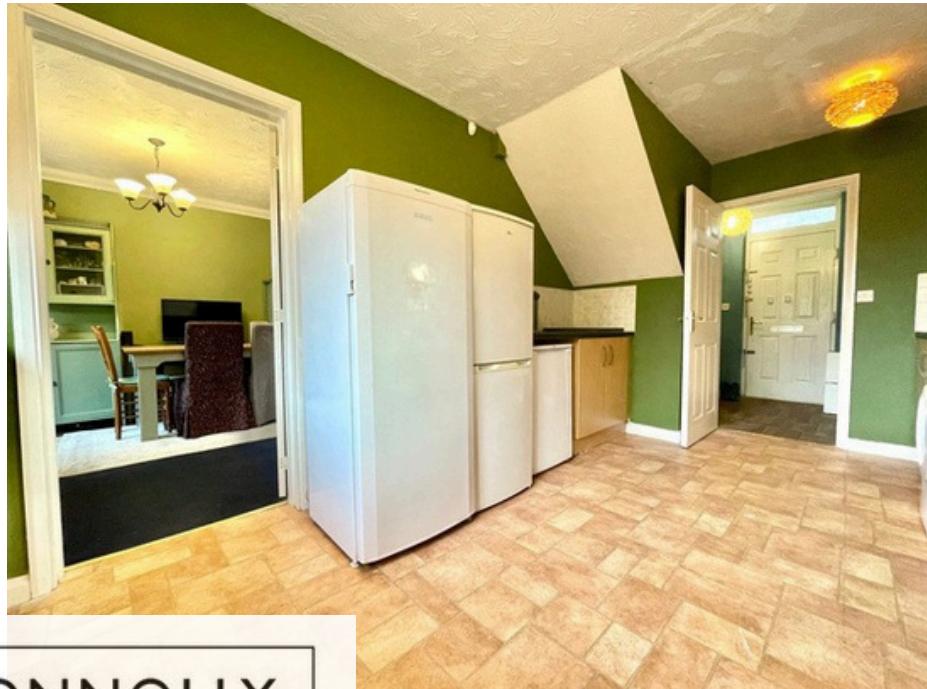
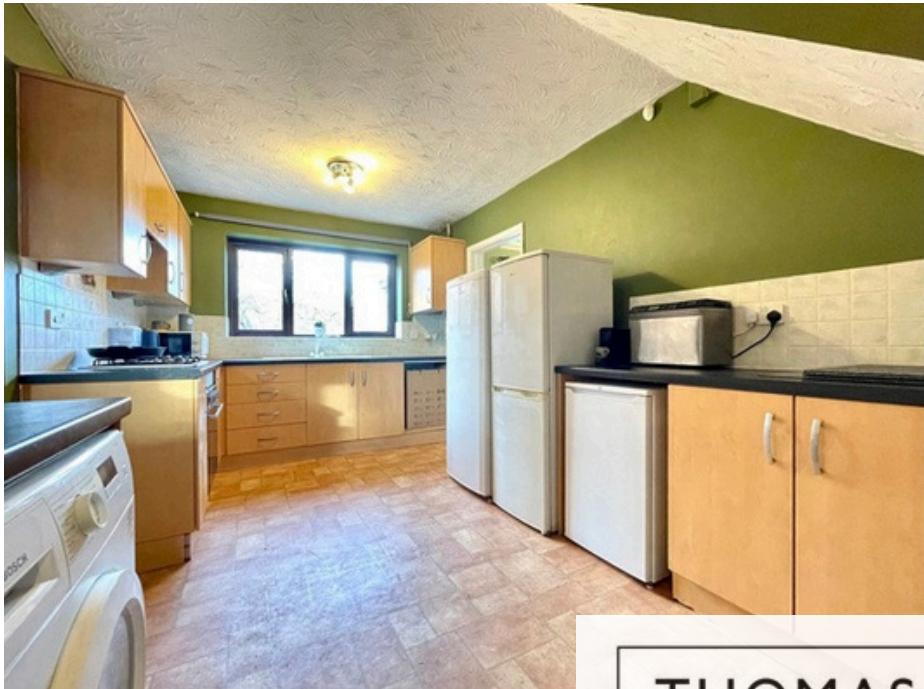


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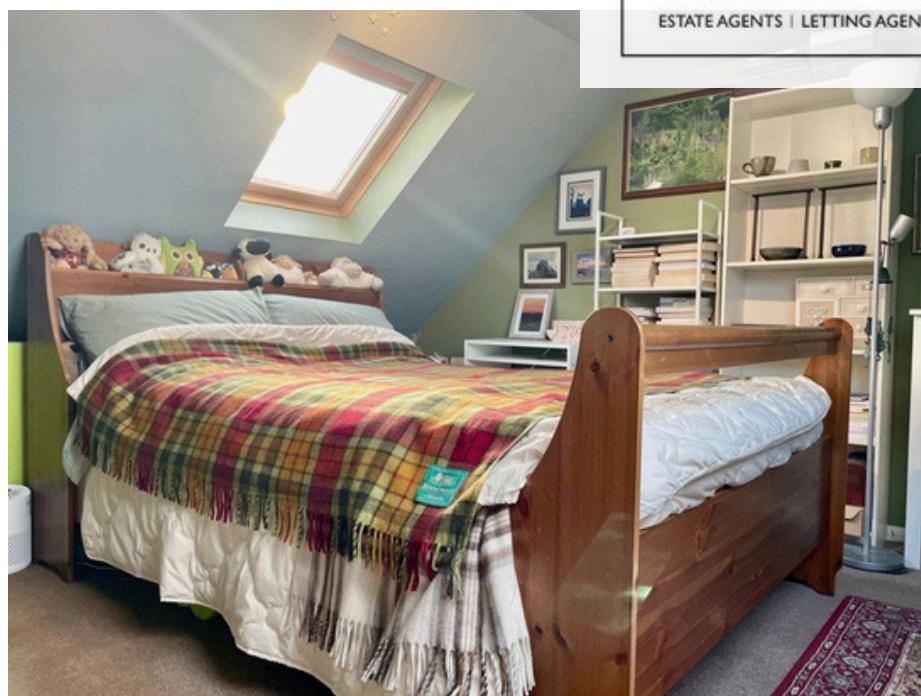
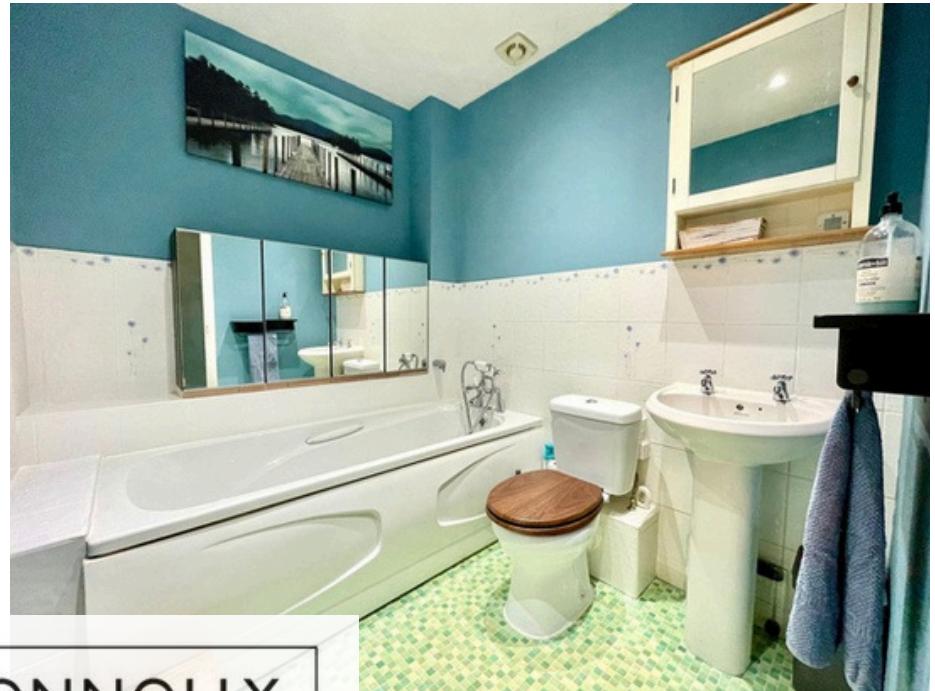
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## Room Descriptions:

Entrance hall  
Sitting room  
10' 1" x 14' 5" (3.07m x 4.39m)  
Dining room  
10' 1" x 9' 2" (3.07m x 2.79m)  
Conservatory  
8' 6" x 9' 7" (2.59m x 2.92m)  
Kitchen  
10' 0" x 16' 5" (3.05m x 5.00m)  
Cloakroom

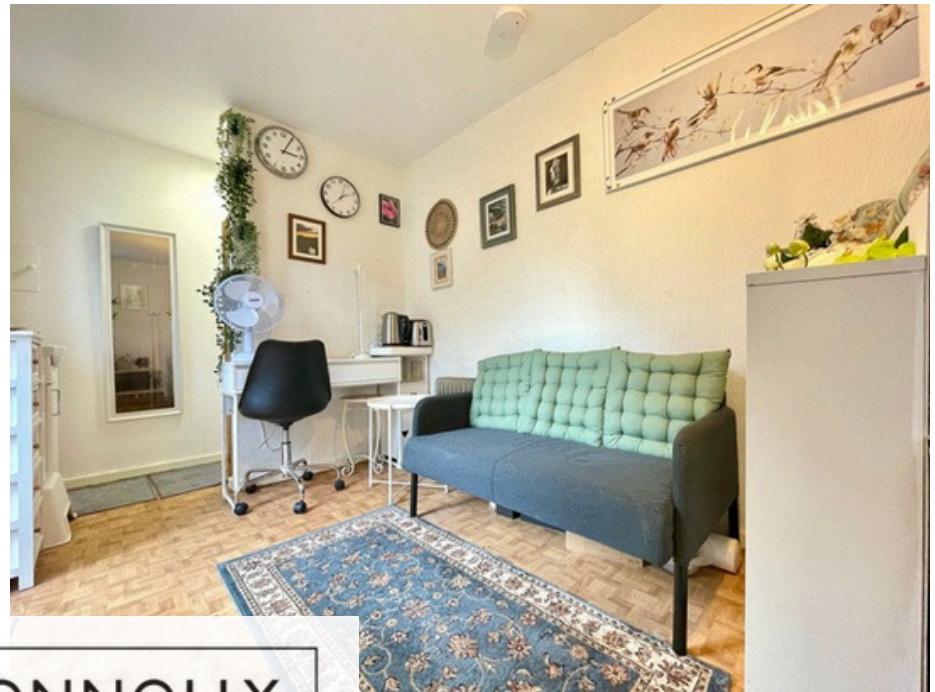
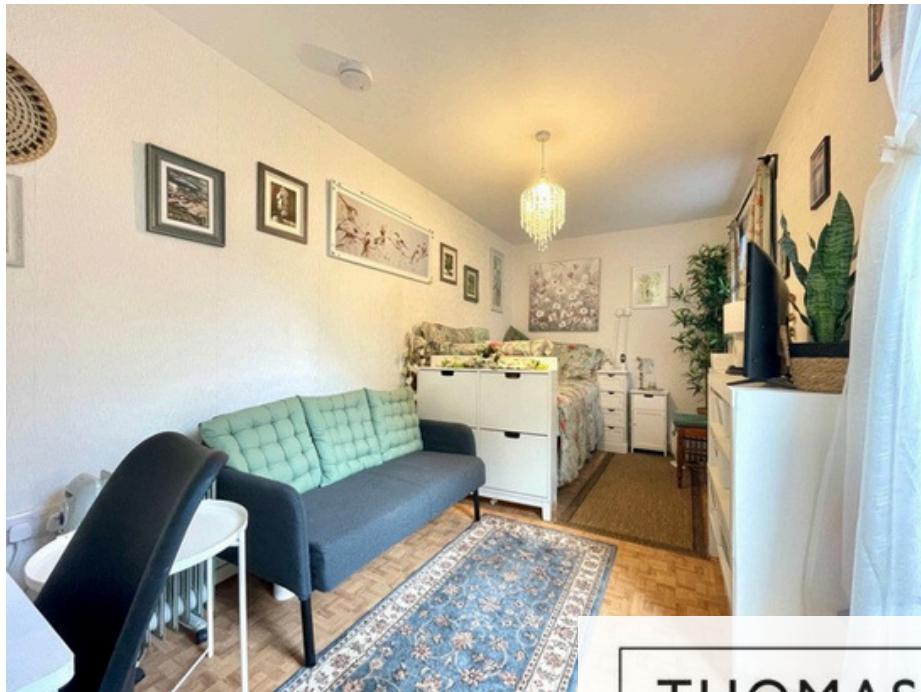
First floor landing Bedroom four 10' 4" x 6' 5" (3.15m x 1.96m) Bedroom five 9' 3" x 6' 8" (2.82m x 2.03m) Family bathroom 6' 1" x 7' 1" (1.85m x 2.16m) Bedroom three 9' 6" x 12' 3" (2.90m x 3.73m) Principle bedroom 10' 3" x 11' 1" (3.12m x 3.38m) En-suite to principle bedroom 9' 3" x 5' 6" (2.82m x 1.68m) Loft Conversion Bedroom two 6' 5" x 11' 9" (1.96m x 3.58m) Carport with driveway parking Private rear garden Garage conversion 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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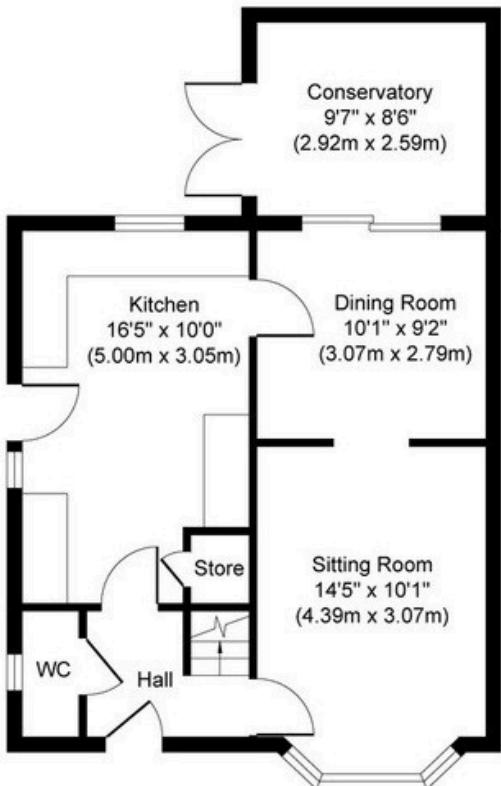


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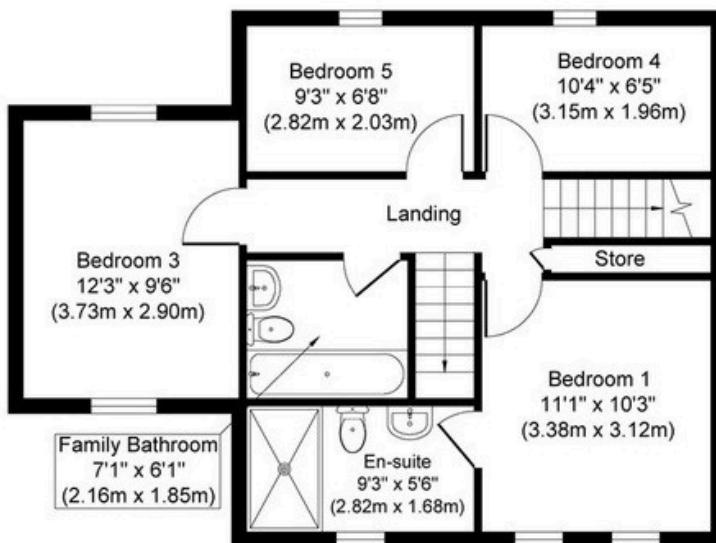
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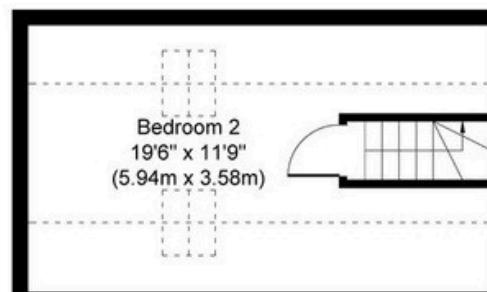
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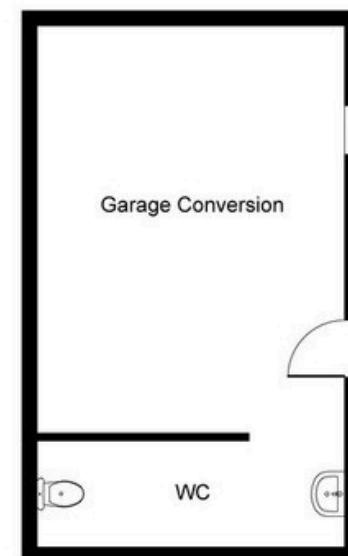
Ground Floor



First Floor



Second Floor



Outbuilding

Approx. Gross Internal Floor Area 1373 sq. ft / 127.54 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.