

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

4 Wellfield Court, Willen, Milton Keynes, Buckinghamshire.  
MK15 9HL

Guide Price £500,000 Freehold

**FOR SALE**



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this four bedroom family home, located in the picturesque estate, Willen Milton Keynes. This area is known for its proximity to green spaces such as Willen lake, one of Milton Keynes' most popular parks. Willen has a village like feel, despite being a part of the larger Milton Keynes area, and although it feels somewhat removed from the hustle of Milton Keynes, it is only a short drive from shopping, dining and entertainment in the city centre.

As you enter this property, you're welcomed by a spacious entrance lobby, beautifully decorated hallway, including a downstairs cloakroom. The ground floor also offers a sitting room spanning over nineteen feet with a large bay window allowing natural light to enter the property, a sleek re-fitted open plan kitchen and dining area, as well as a utility room. The first floor comprises of a good sized landing area, leading onto the third bedroom, bedroom one with built in wardrobes, a bright and modern re-fitted family bathroom, two further bedrooms and an airing cupboard. Outside, the property benefits from a driveway with parking for two cars, and a private and spacious rear garden.

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.

## FEATURES

- FOUR BEDROOM FAMILY HOME
- REFITTED KITCHEN DINING ROOM
- DRIVEWAY PARKING
- CLOSE PROXIMITY TO GREEN SPACES
- FIVE MINUTE WALK TO WILLEN LAKE
- PRIVATE AND SPACIOUS REAR GARDEN



## ROOM DESCRIPTIONS

### ENTRANCE HALL

#### SITTING ROOM

11' 1" x 19' 3" (3.38m x 5.87m)

#### DOWNSTAIRS CLOAKROOM

5' 10" x 2' 9" (1.78m x 0.84m)

#### KITCHEN / DINING ROOM

12' 9" x 19' 3" (3.89m x 5.87m)

#### UTILITY ROOM

4' 8" x 7' 5" (1.42m x 2.26m)

### FIRST FLOOR

#### BEDROOM THREE

9' 8" x 7' 3" (2.95m x 2.21m)

#### BEDROOM ONE

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

#### FAMILY BATHROOM

6' 1" x 10' 10" (1.85m x 3.30m)

#### BEDROOM FOUR

8' 2" x 9' 5" (2.49m x 2.87m)

#### BEDROOM TWO

11' 3" x 9' 4" (3.43m x 2.84m)

### REAR GARDEN

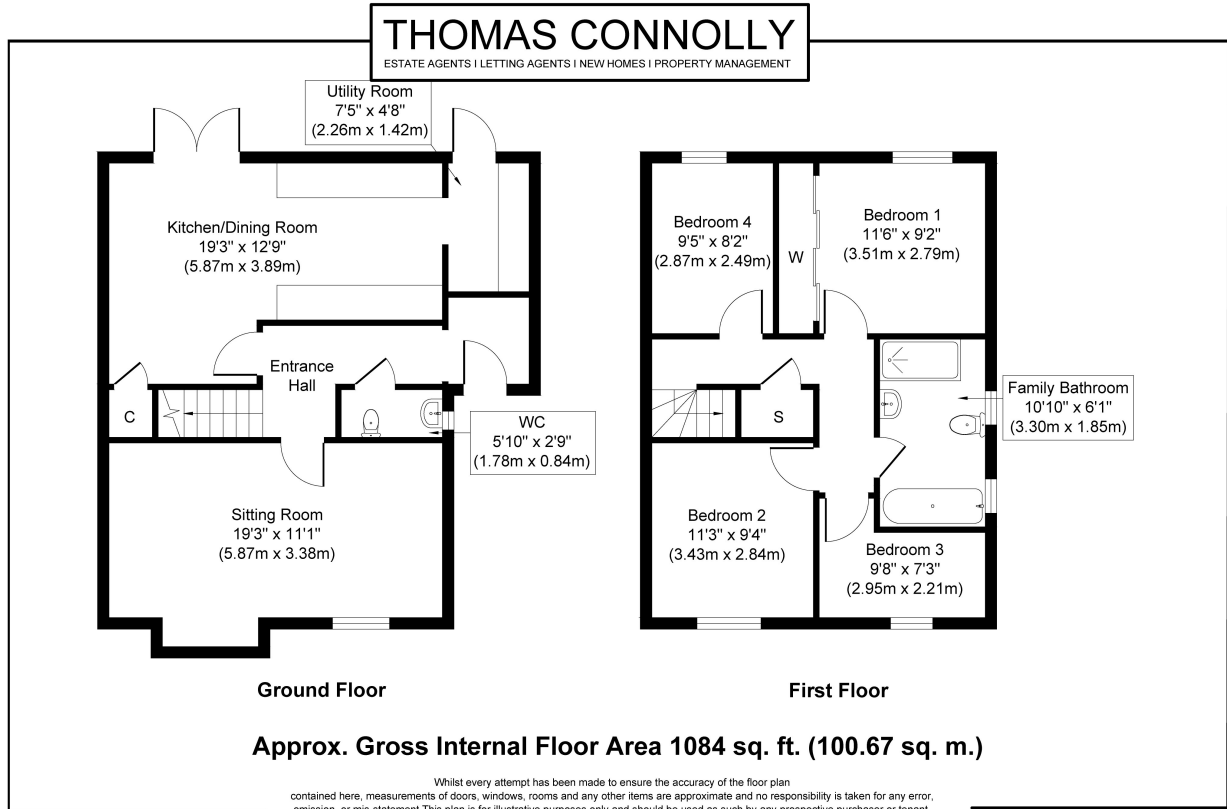
### DRIVEWAY PARKING







# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	