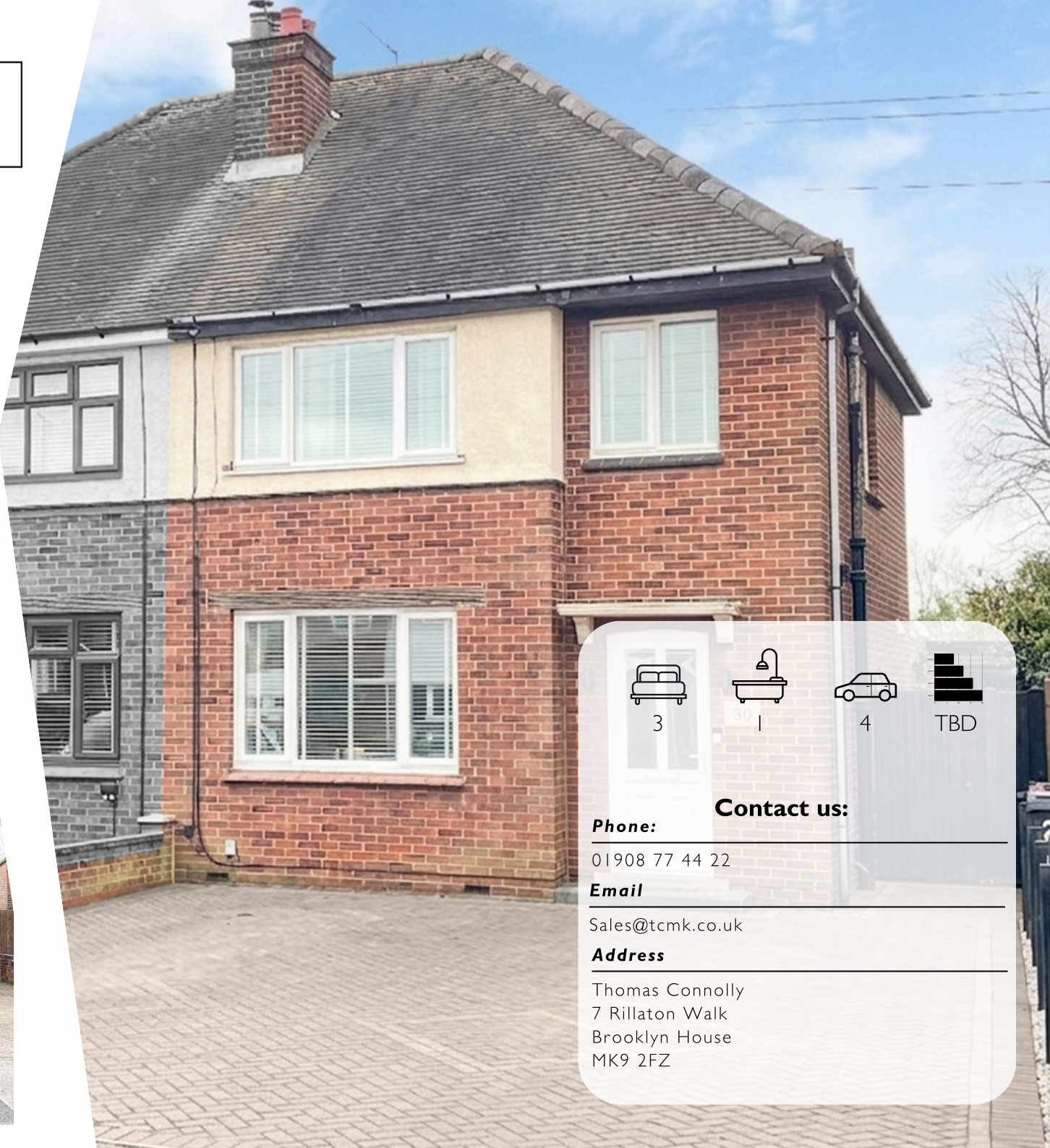


# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

30 COTTINGHAM GROVE  
BLETCHLEY  
MILTON KEYNES  
MK3 5AX

For Sale | Freehold | £390,000



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TBD

## Contact us:

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### Email

Sales@tcmk.co.uk

### Address

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MK9 2FZ

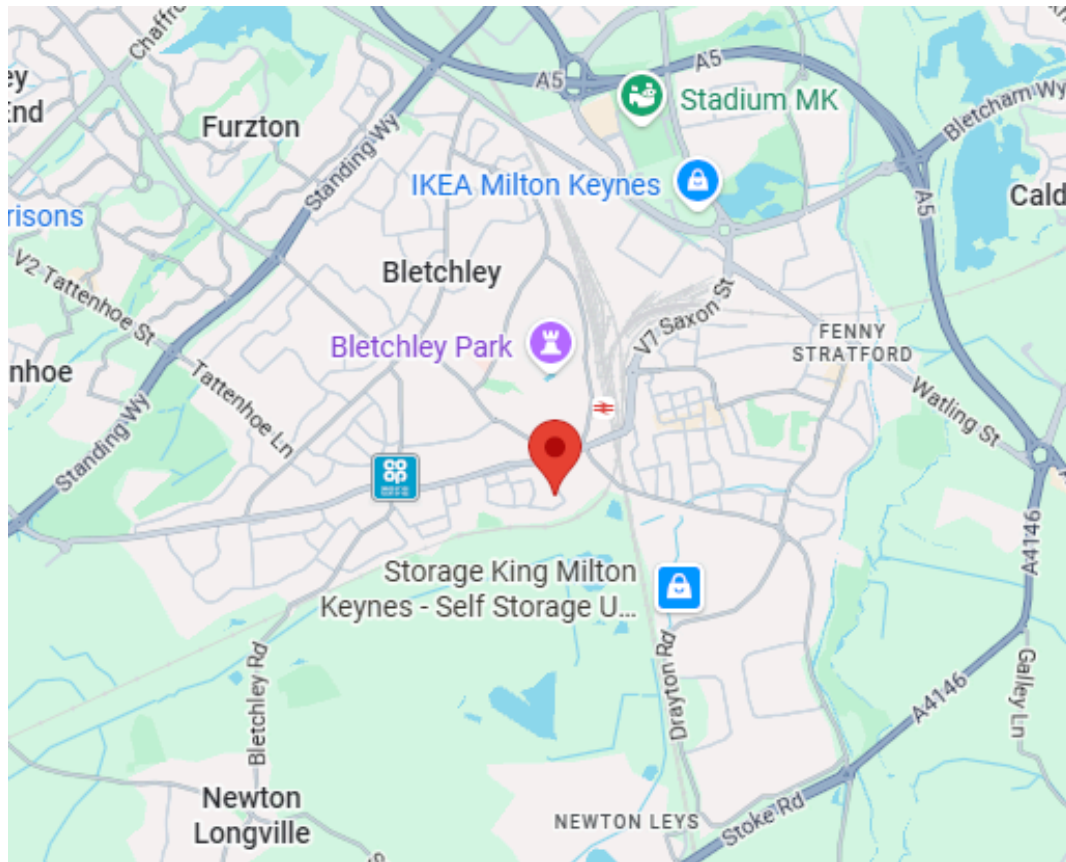
## Property Description

Thomas Connolly Estate Agents are pleased to present for sale this well maintained three bedroom semi-detached family home, situated on a sought after residential street within Bletchley, Milton Keynes. The property offers well proportioned accommodation, driveway parking and a generous rear garden, and has clearly been well cared for by the current owners.

The accommodation begins with an entrance hall providing access to a ground floor cloakroom. To the front of the property is a separate sitting room offering a comfortable living space. To the rear is a spacious kitchen/dining room spanning the width of the property, providing ample storage, worktop space and room for family dining, with access leading out to the rear garden. The first floor provides three bedrooms, including two well proportioned double bedrooms and a third bedroom which could also be utilised as a nursery, study or dressing room. The accommodation is completed by a family bathroom.



# 30 Cottingham Grove, Bletchley, Milton Keynes, MK3 5AX



## Location

Externally, the property benefits from a particularly generous rear garden which has been very well maintained, offering a good amount of lawn space along with patio areas suitable for outdoor seating and entertaining. To the front, the property benefits from a block paved driveway providing off road parking. Cottingham

Grove is a well regarded residential street within Bletchley, offering convenient access to local shops, schooling and everyday amenities. The property is also well positioned for access to Bletchley railway station, Central Milton Keynes and good road links including the A5 and M1.

In accordance with government legislation and HMRC Anti-Money Laundering (AML) regulations, all purchasers whose offer is accepted are required to complete digital identity verification and source of funds checks. These checks are carried out by a specialist third-party provider. The cost is £60 inc VAT per transaction, payable directly to the provider. This fee is non-refundable.



## THOMAS CONNOLLY ESTATE AGENTS

Estate Agents | Letting Agents | New Homes | Property Management

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## Room Descriptions:

Entrance hall

Sitting room

11' 4" x 11' 7" (3.45m x 3.53m)

Kitchen / dining room

17' 8" x 11' 6" (5.38m x 3.51m)

Cloakroom

First floor landing

Third bedroom

7' 1" x 8' 4" (2.16m x 2.54m)

Second bedroom

10' 4" x 11' 4" (3.15m x 3.45m)

Principle bedroom

11' 7" x 11' 9" (3.53m x 3.58m)

Family bathroom

5' 8" x 6' 0" (1.73m x 1.83m)

Private well maintained rear garden

Block paved 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 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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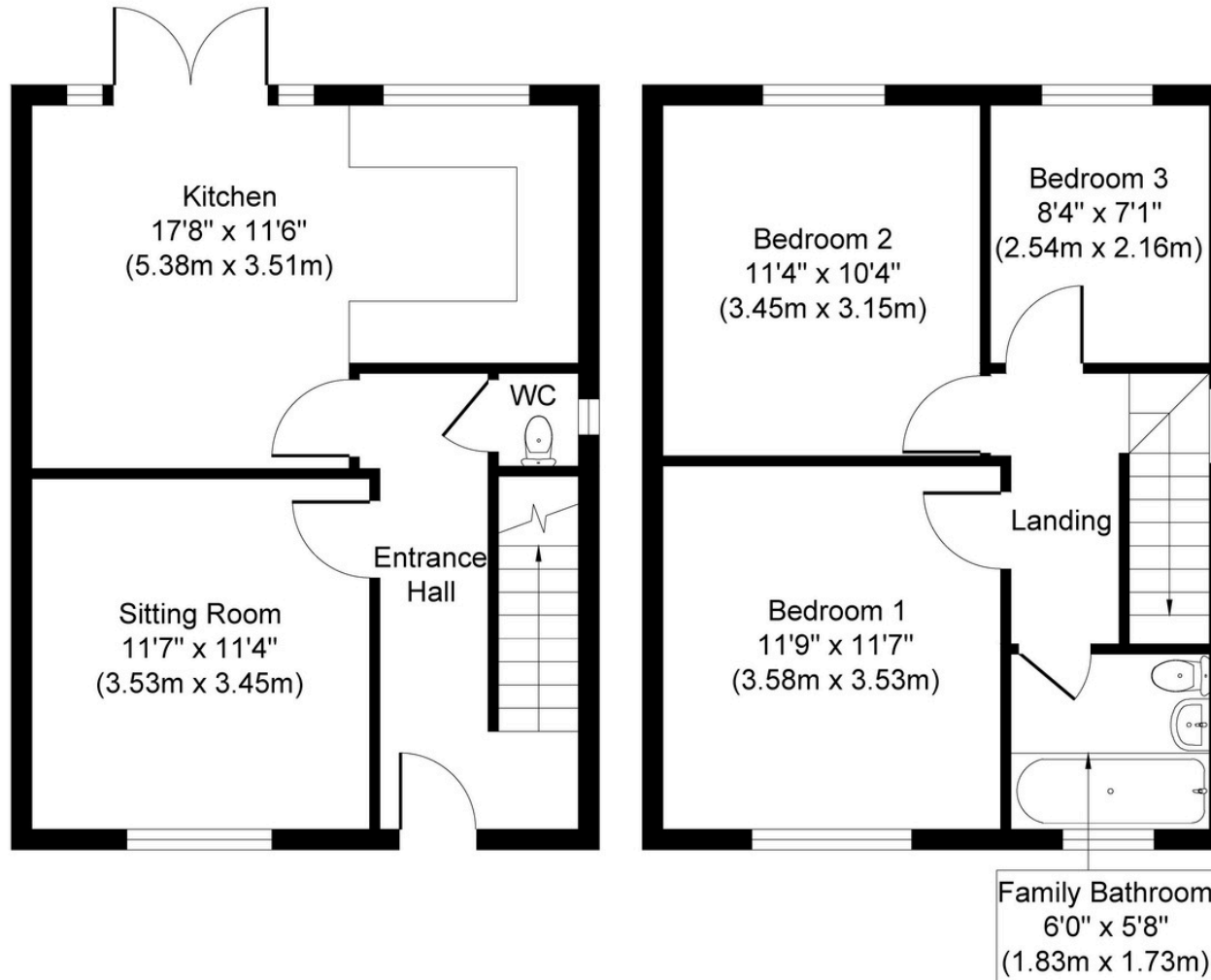


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# THOMAS CONNOLLY



## Ground Floor

## First Floor

Approx. Gross Internal Floor Area 827 sq. ft / 76.86 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.