

THOMAS CONNOLLY

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9 CARMANIA CIRCLE, BROOKLANDS, MILTON KEYNES, MK10 7HU

For Sale | Freehold | £545,000



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Contact us:

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Address

Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

Property Description

The ground floor comprises a welcoming entrance hall, two double bedrooms (bedrooms four and five), and a convenient W.C. On the first floor, you'll find a spacious kitchen/dining room, a bright sitting room, a separate utility room, and an additional W.C., ideal for modern family living. The top floor features a large master bedroom with built-in wardrobes and an en-suite, two further bedrooms, and a contemporary family bathroom. Externally, the property benefits from a private rear garden, a carport, and a garage, offering ample parking and storage. Ideally located with access to local amenities, schools, and transport links, this is a fantastic opportunity for growing families.





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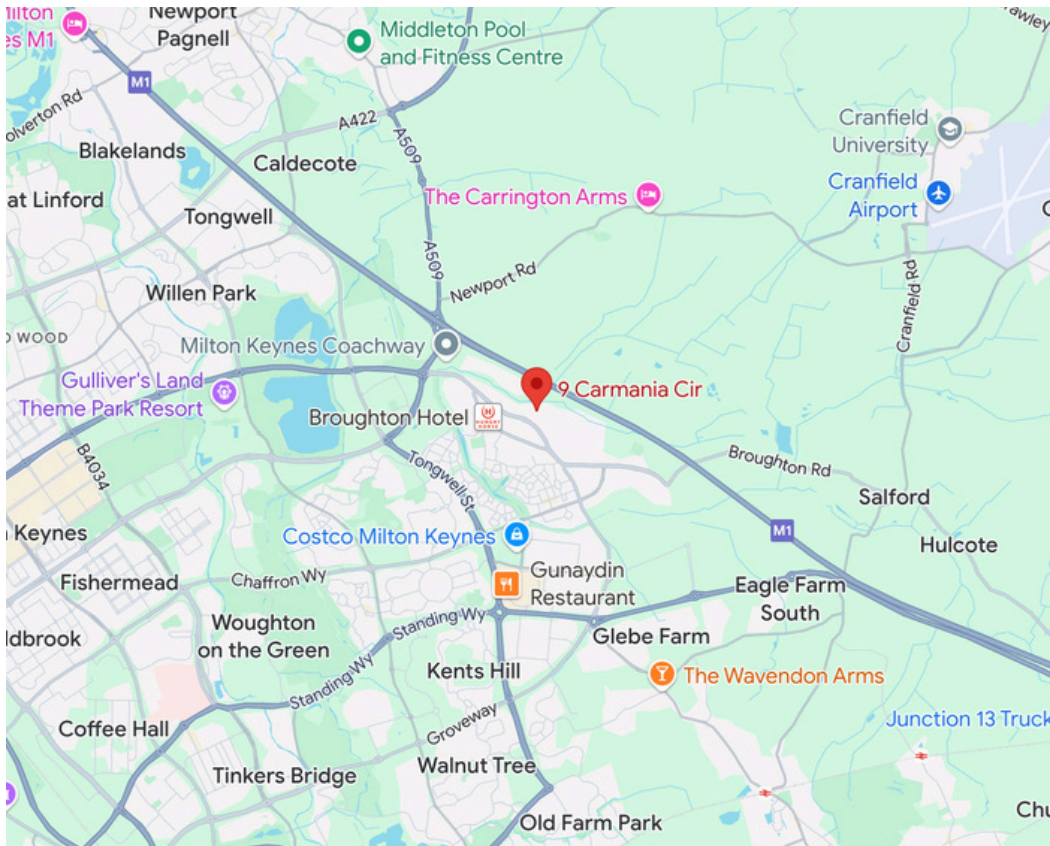
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9 Carmania Circle, Brooklands, Milton Keynes, MK10 7HU

Location

Brooklands is one of Milton Keynes' most family-friendly and well-designed communities, offering the ideal setting for modern family life. The area is known for its spacious, contemporary homes, safe neighbourhoods, and a strong sense of community. One of the standout features of Brooklands is its access to highly regarded schools, including Brooklands Farm Primary School and Walton High (Brooklands Campus) – both within walking distance and rated highly by local parents. There are also plenty of green open spaces, play parks, and safe walking routes, giving children space to play and explore. Brooklands is ideally located for commuting and family outings, with easy access to the M1 (Junction 14) and Milton Keynes Central Station offering direct trains to London Euston in under 40 minutes. Daily conveniences are just a short stroll away, thanks to the Brooklands Square local centre, which includes a café, Sainsbury's Local, a medical centre, and other useful amenities. Larger shopping and entertainment options can be found nearby at Kingston Retail Park, The Hub, and Centre:MK.



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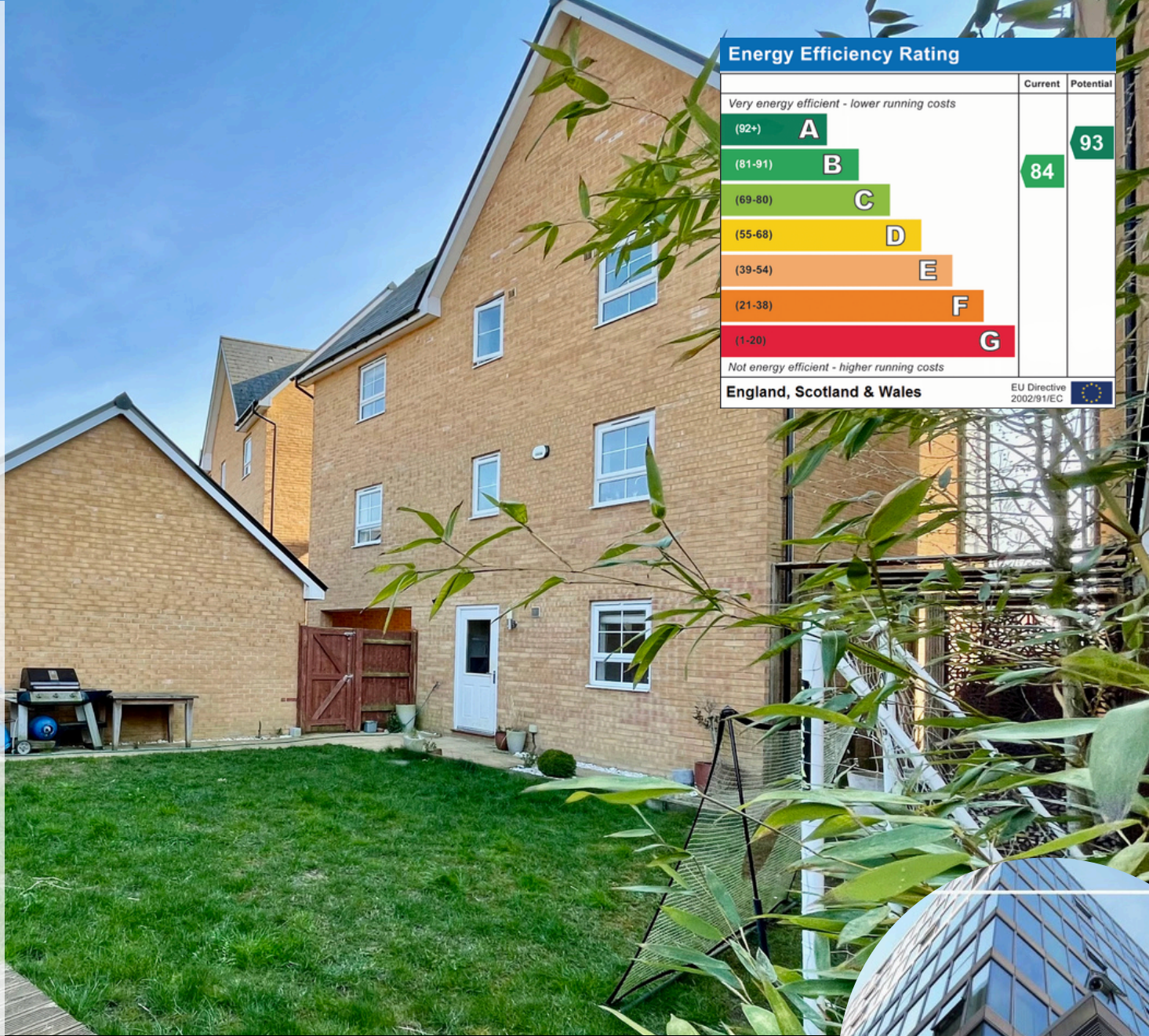
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Room Descriptions

ENTRANCE HALL
 BEDROOM FOUR
 10' 5" x 10' 8" (3.17m x 3.25m)
 BEDROOM FIVE
 9' 4" x 9' 1" (2.84m x 2.77m)
 FIRST FLOOR
 SITTING ROOM
 11' 6" x 20' 2" (3.51m x 6.15m)
 OFFICE
 6' 0" x 5' 5" (1.83m x 1.65m)
 KITCHEN DINING ROOM
 10' 3" x 20' 8" (3.12m x 6.30m)
 SECOND FLOOR
 BEDROOM ONE
 10' 4" x 15' 2" (3.15m x 4.62m)
 BEDROOM THREE
 11' 8" x 7' 7" (3.56m x 2.31m)
 FAMILY BATHROOM
 7' 6" x 8' 5" (2.29m x 2.57m)
 BEDROOM TWO
 11' 7" x 12' 2" (3.53m x 3.71m)
 REAR GARDEN
 CAR PORT
 SINGLE GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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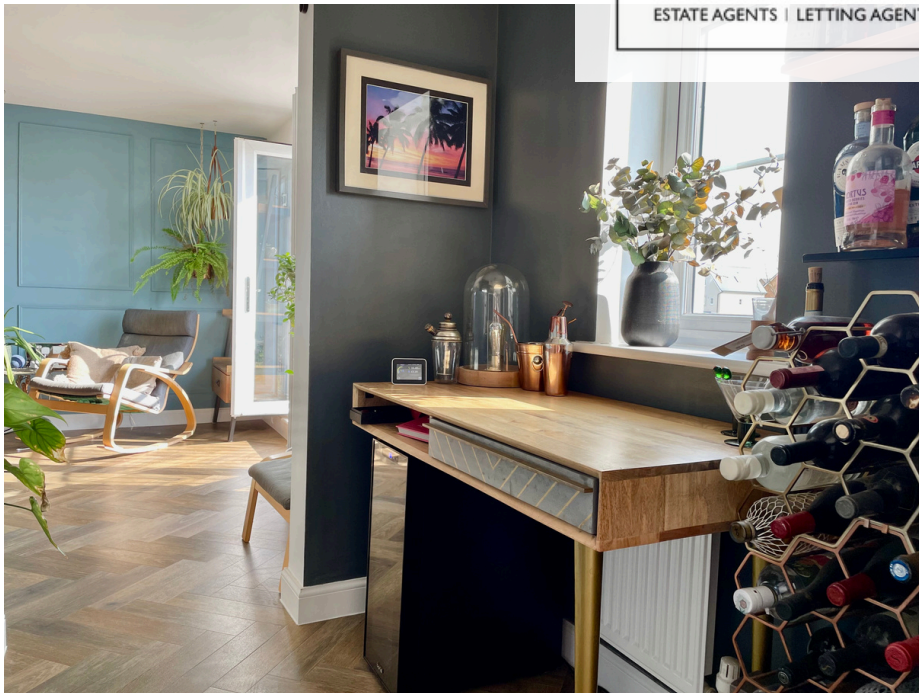
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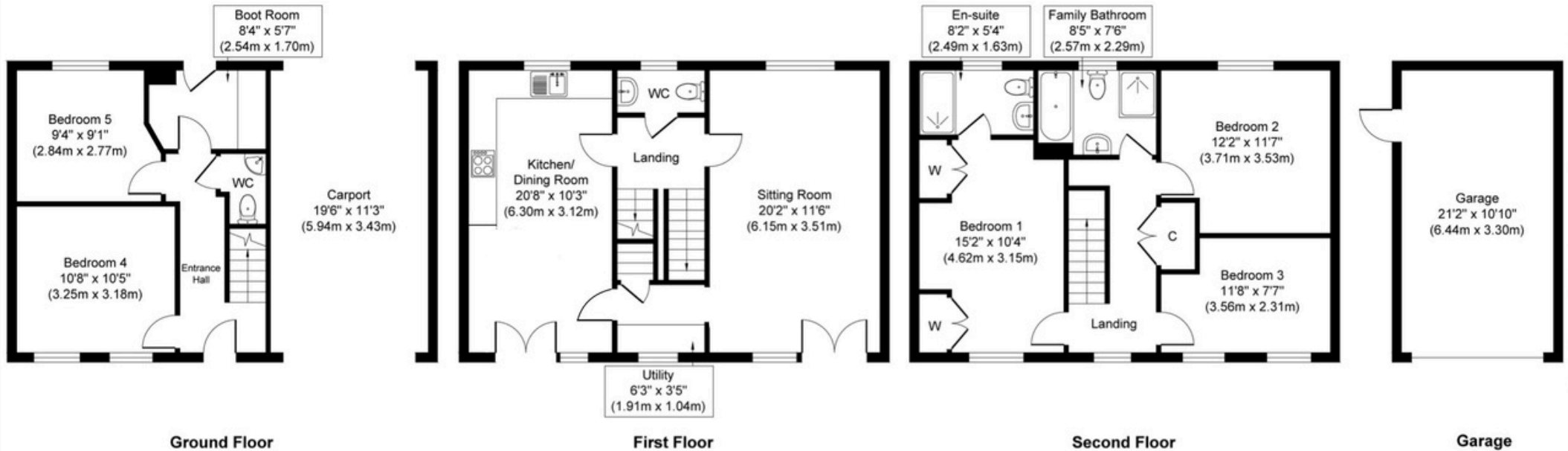
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Approx. Gross Internal Floor Area 1,985 sq. ft / 184.40 sq. m

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.