



Sheppard Grove, Milton Keynes, MK17 7BE



7 Sheppard Grove
Eagle Farm South
Milton Keynes
MK17 7BE

£360,000

A MODERN AND BEAUTIFULLY MAINTAINED THREE BEDROOM SEMI DETACHED PROPERTY, located on the newly established and well regarded development of Eagle Farm South. Ideally located for its strong road links, the development is just a short drive from both the Kingston Local Centre and Woburn Sands, taking advantage of all the amenities that both have to offer. It is also just a short distance to both the M1 and the A421, suiting those needing to commute to and from the Milton Keynes area.

The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, lounge, KITCHEN/DINER WITH BUILT IN & INTEGRATED APPLIANCES, first floor landing, PRINCIPAL BEDROOM WITH BUILT IN WARDROBE AND ENSUITE, two further bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and a driveway to side with EV point offering off road parking. This would make an ideal FIRST TIME Buy and internal viewing is highly recommended. EPC rating B.

- Desirable Location
- Close To Kingston & Woburn Sands
- Good location For Commuters
- Modern Three Bedroom Semi Detached
- Downstairs Cloakroom
- Kitchen/Diner With Built-In & Integrated Appliances
- Principal Bedroom with Ensuite
- Walking Distance To Schools
- Driveway With EV Point
- EPC Rating B





Entrance Hall

Entered via a composite door with light leaded double glazed panel. Stairs rising to first floor. Doors to lounge and cloakroom. Radiator. Luxury vinyl tiled flooring.

Downstairs Cloakroom

White two-piece suite comprising of a pedestal mounted wash hand basin with tiles to splashback areas and a low-level WC. Radiator. Wall mounted extractor fan. Luxury vinyl tiled flooring.

Lounge

Dual aspect with a UPVC double glazed window to front and side aspects. Radiator. TV and telephone points. Door to kitchen/diner.

Kitchen/Diner

UPVC double glazed French doors and a UPVC double glazed window to rear aspect. Fitted kitchen in a range of white gloss wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Built-in oven and gas hob with stainless steel extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing wall mounted boiler. Tiled to splashback areas. Radiator. Door understairs storage cupboard. Ceramic tiled flooring.

First Floor Landing

Doors to a three bedrooms and a bathroom. Door to airing cupboard. Loft access. Radiator.

Principal Bedroom

UPVC double glazed window to front elevation. Built-in double wardrobe. Radiator. Door to ensuite.

Ensuite

Obscure UPVC double glazed window to side elevation. White three-piece suite comprising of a fully tiled shower cubicle, pedestal mounted wash hand basin and a low-level WC. Tiled walls to half height. Radiator. Shaver point. Ceiling mounted extractor fan.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator.

Bedroom Three

UPVC double glazed window to front elevation. Radiator.

Family Bathroom

Obscure UPVC double glazed window to rear elevation. White three-piece suite comprising of a panelled bath with shower over, pedestal mounted

wash hand basin and a low-level WC. Tiled to splashback areas. Radiator. Tiled flooring. Ceiling mounted extractor fan.

Exterior

Front-Mainly laid with stone and raised sleepers.. Pathway leading to front door.

Driveway to side with EV charging point offering off road parking for two vehicles.

Rear Garden-Well maintained with two paved patio areas connected by a pathway. Remainder is mainly to lawn with borders. Hardstanding and timber shed to remain. Outside tap. Gated access leading to front. Fully enclosed by timber fencing.

Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council.
Council Tax Band: C

Note To Purchasers

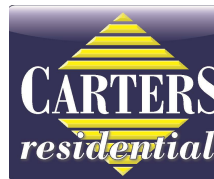
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.



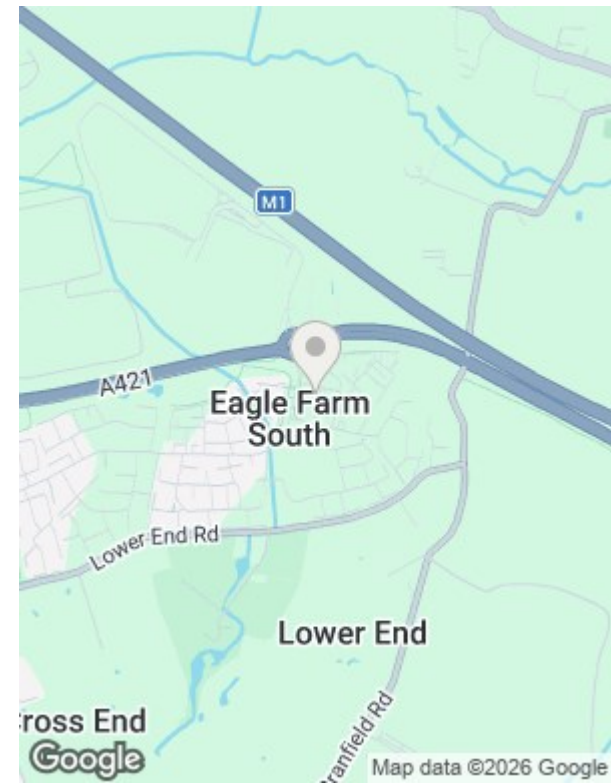
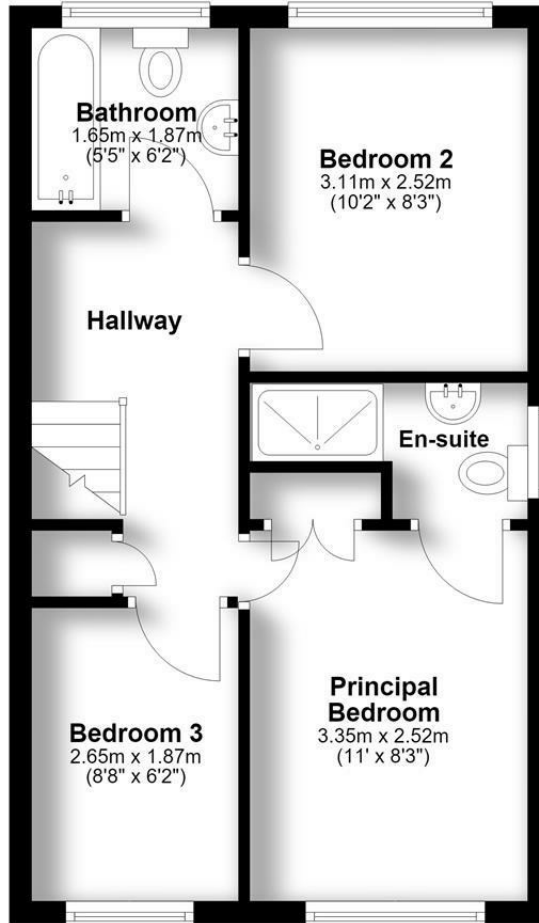




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

📞 01908 646699

✉️ bletchley@carters.co.uk

🖱️ carters.co.uk

📍 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(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 & Wales		EU Directive 2002/91/EC	

