



Watson Drive, Eagle Farm South, MK17 7DU

Price £385,000 Freehold



Beautifully Presented Three-Bedroom Semi-Detached home ideal for first time buyers or home movers. Set in the highly desirable area of Eagle Farm South, this stylish three-bedroom home offers modern living in a convenient and family-friendly commuter location presented in immaculate condition.



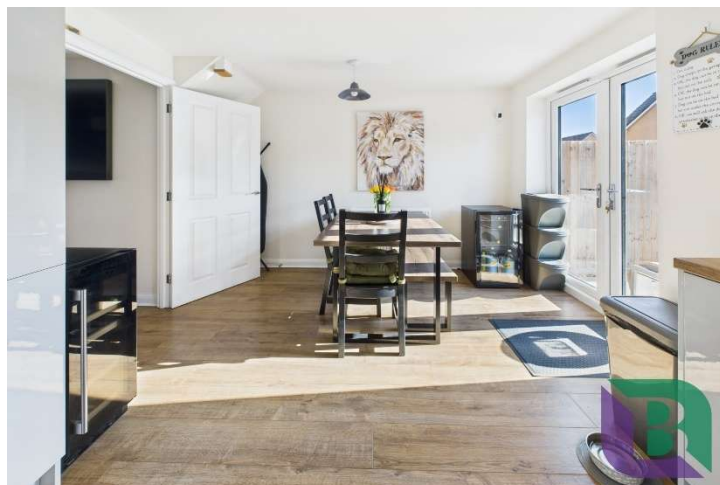


# Watson Drive

## Eagle Farm South, MK17 7DU



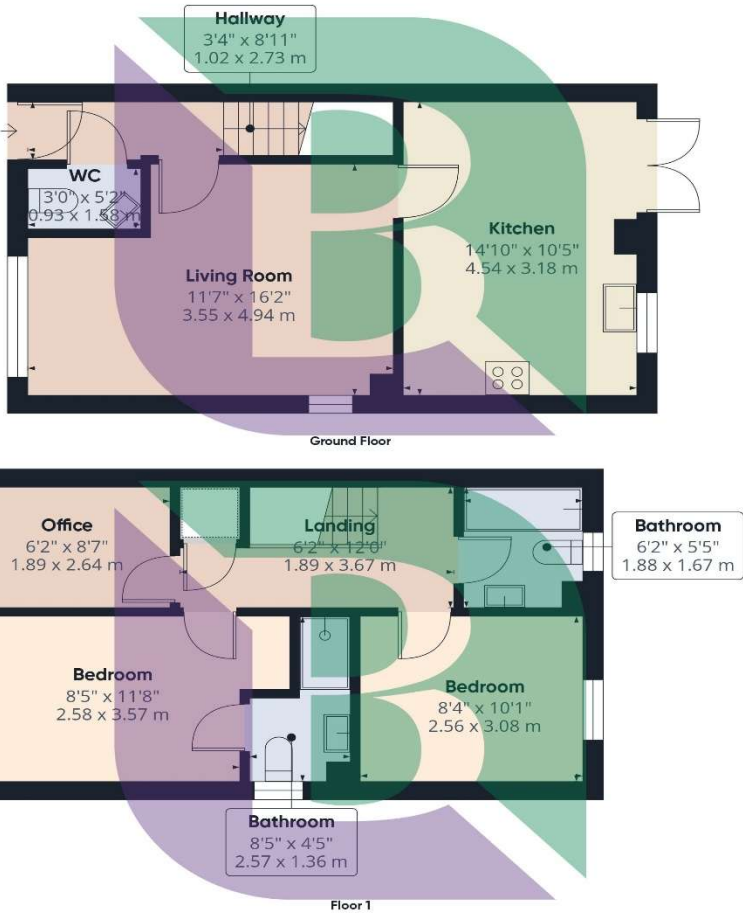
Eagle Farm South is situated on the easterly side of Milton Keynes, offering convenient access to both the vibrant atmosphere of Central Milton Keynes and the charming, relaxed feel of Woburn Sands. The Kingston District Centre is nearby, providing amenities, including a large supermarket, shops, and restaurants. Excellent road links to the M1 and A421 Bedford Bypass make this location highly desirable for commuters and families alike further complimented by great school catchments.



Being only several years old, the home is still under NHBC warranty, the property boasts a stylish interior and a number of upgrades, perfectly suited for first-time buyers or growing families looking for a modern development which is quickly becoming a highly desirable and sought after location to live. From the entrance hall, you will find the conveniently located downstairs cloakroom, stairs rise to the first floor, and a door leads into the bright and spacious living room. This room benefits from ample natural light with a front facing window which compliments the bright and airy flow of the room. The living room flows into the kitchen/diner, where double doors open out to the garden. The kitchen is fitted with a stylish range of units with ambient under unit lighting and complementary work surfaces incorporating an inset sink unit and gas hob with chimney style extractor over. Integrated appliances include an oven, dishwasher, fridge freezer and washing machine.

The first-floor landing give access to a stylish family bathroom complete with tiled flooring and half wall tiles and three sizable purpose-built bedrooms. The primary bedroom has the added convenience of a private en-suite fitted with a white suite to include a walk-in shower.

Externally to the rear of the property you have a rarely available, larger than average private garden which the current owners have smartly landscaped to provide variation and a private seating and hot tub area. From the garden there is gated access to the large tandem drive way that can comfortably facilitate two car off street parking.

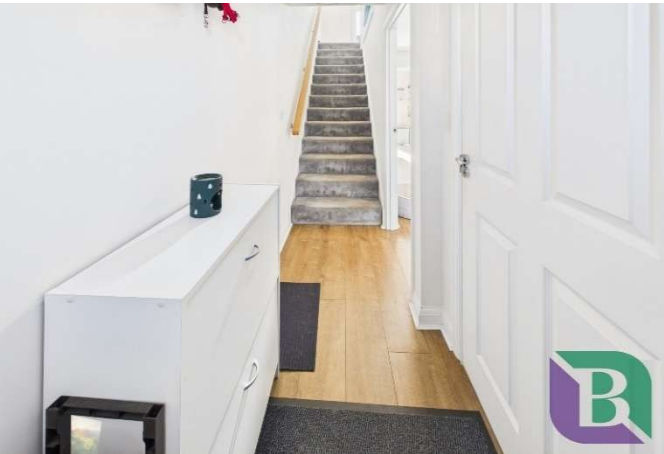


Approximate total area<sup>(1)</sup>  
755 ft<sup>2</sup>  
70.2 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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