



Abbeydore Grove, Monkston, MK10 9HH

Price £425,000 - Freehold



Situated within the ever popular residential area of Monkston, this well presented three bedroom detached home offers thoughtfully arranged accommodation, a garage and driveway parking, whilst enjoying excellent access to local schooling, parks and fields, amenities and commuter routes.



Abbeydore Grove

Monkston, MK10 9HH



This attractive detached residence combines space, functionality and a prime location, making it an excellent opportunity for families seeking a well presented home in one of Milton Keynes' more desirable residential settings. Monkston offers a high level of convenience as an area, from excellent school catchment choices between primary and secondary schools, to being just a short drive away from the M1, Central Milton Keynes mainline railway station and city centre. Kingston district centre is just a short walk away where you will find all your local amenities including supermarkets and restaurants.

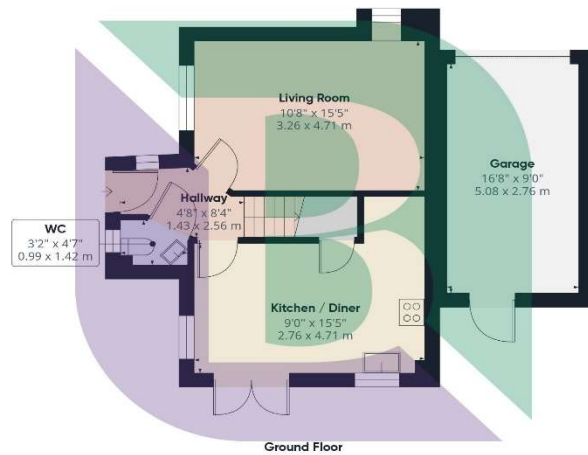


The property is approached via a pleasant frontage with a wrap around feel garden and driveway parking leading to the integral garage. Upon entering, a welcoming entrance hall complete with marble effect ceramic tiled flooring provides access to the principal ground floor accommodation, including the kitchen/diner, dual aspect living room, a cloakroom and staircase rising to the first floor.

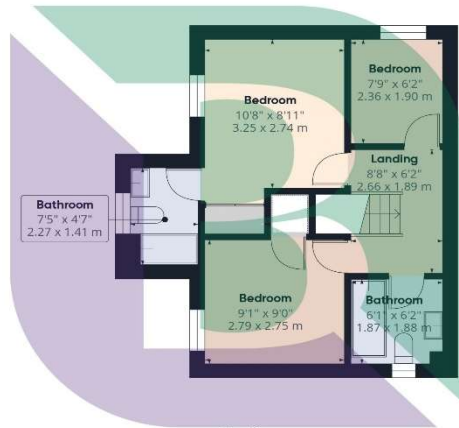
The heart of the home is the spacious kitchen/dining room, fitted with a comprehensive range of units and integrated appliances, including a Neff double oven and microwave, induction hob, dishwasher and washing machine. The dining area provides ample space for family meals and entertaining, whilst French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. The living room is a particularly bright and comfortable reception room, benefiting from a dual aspect nature, feature fireplace and bay window which has been tastefully staged by the current owners.

To the first floor, the property offers three bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and the added convenience of a well kept en-suite shower room. Bedroom two is a generous double room and currently being utilised as home office, whilst bedroom three provides an ideal child's bedroom, guest room or home office. The family bathroom is re-fitted modern three-piece bathroom suite done in a timeless fashion.

Externally, the rear garden is fully enclosed and enjoys a combination of patio and lawn areas with a centre pond that has become a beautiful stand out feature, creating an ideal space for both relaxation and entertaining. A personal door provides access to the garage, which benefits from power and lighting. To the front, the property enjoys established planting, lawned gardens and driveway parking for up to three cars. The exterior boundary has further potential to create more parking area if needed.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
911 ft²
84.6 m²

(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
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	82
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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