



**TAYLOR MADE**  
RESIDENTIAL LIMITED

*Specialists in the Sale of Residential Properties*



**34 Fitz Hugh Crescent, Eagle Farm South, Milton Keynes, MK17 7BU**  
**Asking price £520,000 Freehold**

Taylor House, Roman Gate Saxon Way, Great Denham, Bedford, MK40 4FU  
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We are delighted to offer for sale this one year old 'Bradgate' house type, designed by Messrs David Wilson Homes and situated in the much sought after new development area of Eagle Farm South.

The property is presented in SHOWHOME condition throughout and includes many upgrades including extra ceramic tiling in various areas, luxury over bath shower fitment in the family bathroom, fitted wardrobes to 4 bedrooms. The spacious and well planned accommodation includes a 28 ft Kitchen/Family/diner with french doors to the rear garden, separate Living Room and study, utility room and guest cloakroom. On the first floor the master bedroom features fitted wardrobes and a spacious en-suite shower room, the 3 further bedrooms all benefit from fitted wardrobes and the bathroom has been upgraded to include a feature over bath shower and extra ceramic wall tiling.

Outside we have a small front garden, a double length driveway leading to a single garage and a fully enclosed rear garden.

Eagle Farm South is a new development area with a newly built school and local shops coming soon. The M1 Junction 13 is less than a 5 minute drive away.

#### **Entrance Hall**

#### **Cloakroom**

#### **Study**

8'11" x 7'6" (2.74m x 2.295)

#### **Living Room**

16'4" x 12'0" (5.0 x 3.66)

#### **Kitchen/Family/Diner**

28'5" x 12'0" (8.68 x 3.66)

#### **Utility**

#### **First floor Landing**

#### **Master Bed**

12'9" x 12'4" (3.91 x 3.78)

#### **En Suite**

7'1" x 5'10" (2.16 x 1.8)

#### **Bed 2**

12'2" x 12'9" (3.72 x 3.89)

#### **Bed 3**

10'9" x 10'8" (3.3 x 3.26)

#### **Bed 4**

10'11" x 10'2" (3.35 x 3.11)

#### **Bathroom**

6'11" x 5'6" (2.12 x 1.7)

#### **Front Garden**

#### **Fully enclosed rear garden**

#### **Driveway for 2 cars to single det garage**



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### Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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>	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

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