



Connells

Smithergill Court
Heelands Milton Keynes



Property Description

Connells Estate Agents are pleased to be able to bring to the market this three bedroom semi detached home that is in the popular area of Heelands, which is a short distance away from Central Milton Keynes and all of the amenities it has to offer.

The accommodation includes an entrance hall, cloakroom, open plan lounge, kitchen, diner, stairs to the first floor landing, three bedrooms and a family bathroom. Outside there is an enclosed rear garden which is also laid to lawn, and an allocated parking space.

Please see the full range of images as well as the floorplan showing an indicative view of room layouts. For further information and to arrange your viewing please call Connells Estate Agents on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Heelands is conveniently located a short distance away from Central Milton Keynes, offering excellent access into the town centre and all its amenities. You will find Centre:MK, the Theatre district, Xscape building and Campbell Park with a wide range of retail, entertainment and recreational facilities.

The mainline railway station is also within easy reach, offering direct trains into London Euston with journey times of approximately 35 minutes. The area is also well served with local bus routes offering journeys across the town. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. The town also benefits from miles of redways providing good cycle routes across Milton Keynes.

Heelands has its own local amenities including a Tesco Express.

Entrance Hall

Door to the front, stairs leading to the first floor, understairs cupboard.

Cloakroom

Double glazed window to the side, wash hand basin vanity unit, w/c, part tiled.

Lounge 29' 4" x 16' 7" max (8.94m x 5.05m max)

Open plan. double glazed sliding patio doors to the rear, double glazed window to the side, tv and telephone points.

Kitchen/Diner

Open plan, double glazed windows to the front and side fitted kitchen with eye base soft closing units, worksurfaces, one and a half drainer, built in five ring gas hob with extractor hood over, part tiled, built in microwave oven and electric fan assisted oven. Space for fridge, freezer, washing machine and tumble dryer.

Landing

Two double cupboards and 1 additional cupboard, loft access, double cupboard with central heating boiler in.

Bedroom 1 15' 5" x 8' 4" not into recess (4.70m x 2.54m not into recess)

Double glazed window to the rear and side.

Bedroom 2 13' 9" x 8' 3" not into recess (4.19m x 2.51m not into recess)

Double glazed window to the side, wall mounted radiator.

Bedroom 3 8' x 7' 4" (2.44m x 2.24m)

Double glazed window to the rear, wall mounted radiator.

Bathroom

Double glazed window to the front, walk in shower with rain head shower, extractor fan, w/c, wash hand basin, part tiled, heated towel radiator.

Rear Garden

Enclosed by a timber fence, outbuilding, laid to lawn with a patio area and gated access.

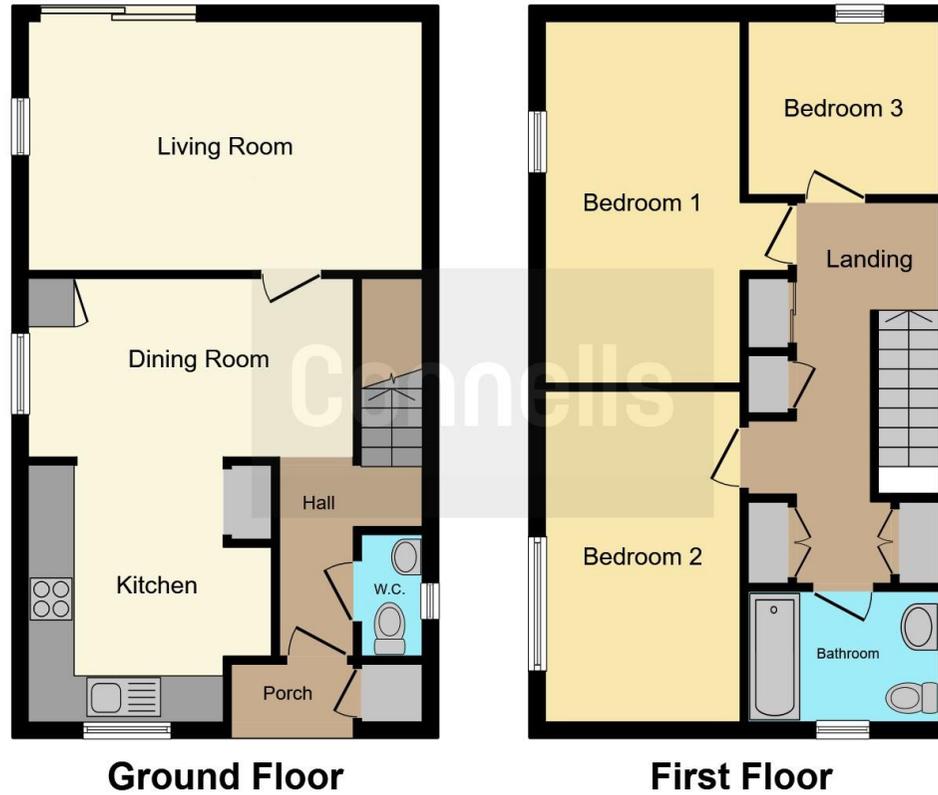
Parking

Allocated parking space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01908 674 141
E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: D

view this property online connells.co.uk/Property/MKN319895

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKN319895 - 0005