



**Connells**

Lichfield Down  
Walnut Tree Milton Keynes



# Lichfield Down Walnut Tree Milton Keynes MK7 7BX

for sale offers in excess of  
**£375,000**



## Property Description

Connells are pleased to market this three bedroom semi detached property offered for sale in the popular area of Walnut Tree. The property is in excellent order throughout and briefly comprises of an Entrance Hall, Cloakroom, Kitchen/Diner, Lounge, Conservatory, three bedrooms and family bathroom. The property also benefits from a private rear garden and garage. Viewing of this property is highly recommended.

Walnut Tree is a popular area close to the Kingston Shopping centre with its array of shops and supermarkets. Junction 14 of the M1 motorway is also within easy reach. Central Milton Keynes is also a short drive away with its renown shopping centre and railway station with links to London and the North.

## Entrance Hall

Double glazed front door. Stairs to first floor. Doors to kitchen/diner, cloakroom and lounge.

## Cloakroom

Low level WC. Vanity wash hand basin.

## Kitchen/Diner

16' x 8' 7" ( 4.88m x 2.62m )

Fully fitted kitchen with a range of wall and base units fitted to a high standard with work surfaces over. Built in oven with cooker hood over. Stainless steel sink with designer mixer

taps. Space for fridge/freezer. Tiled flooring. Space for dining table. Built in microwave.

## Lounge/Dining Room

15' 4" x 10' 1" ( 4.67m x 3.07m )

Double glazed door to conservatory with adjacent double glazed windows on each side. Double glazed window to conservatory. Wall mounted radiator.

## Conservatory

13' 7" x 9' 4" ( 4.14m x 2.84m )

Currently being used as an extra dining room. Tiled floor. Double glazed windows surround to rear garden aspect.

## Landing

Stairs from ground floor. Doors to all bedrooms and family bathroom.

## Bedroom One

14' 11" x 8' 8" ( 4.55m x 2.64m )

Wall mounted radiator. Double glazed window to rear aspect.

## Bedroom Two

13' 4" x 8' 8" ( 4.06m x 2.64m )

Double glazed window to front aspect. Wall mounted radiator.

## Bedroom Three

11' 2" x 6' 7" ( 3.40m x 2.01m )

Double glazed window to rear aspect. Wall mounted radiator.

## Family Bathroom

Double glazed window to front aspect. Three piece suite comprising of panelled bath with shower over, low level WC and vanity unit with wash hand basin.

## Outside

### Front

Small gate and steps to double glazed front door. Front garden with brick surround.

### Garage

Single garage with electric roller shutter door with parking for one vehicle.

### Rear Garden

Wooden panelled fencing surround. Patio area. Garden shed. Lawned area with astro turf. Door to garage.

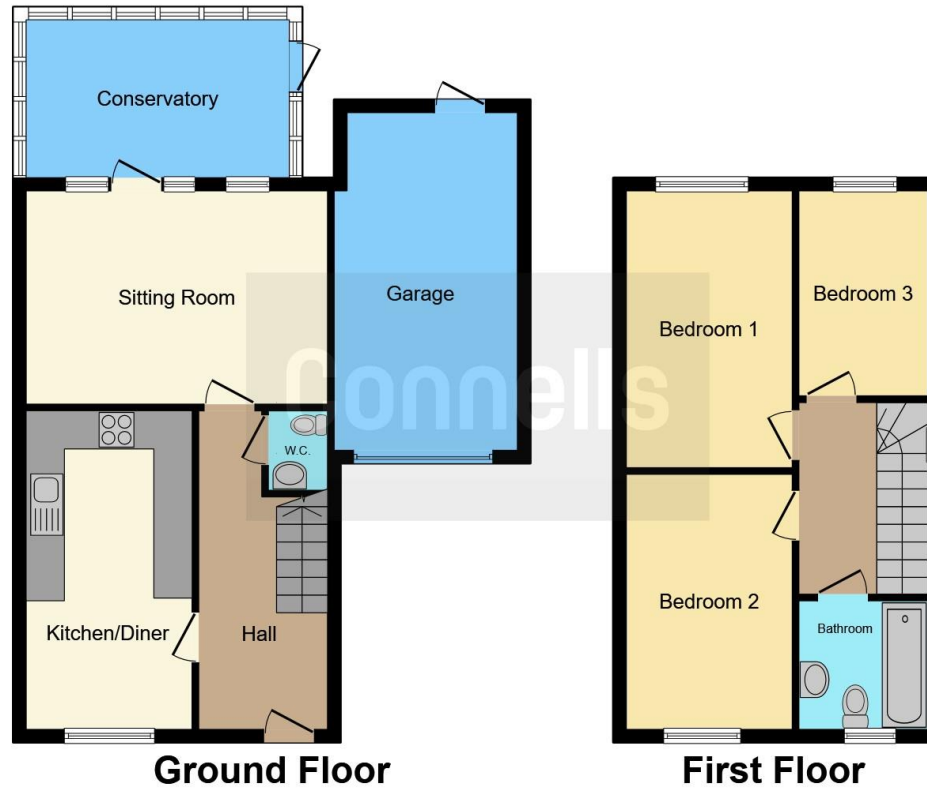












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WNT306758](http://connells.co.uk/Property/WNT306758)**

**EPC Rating: C**

Tenure: Freehold



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