



Connells

Lichfield Down
Walnut Tree Milton Keynes

Lichfield Down Walnut Tree Milton Keynes MK7 7BB

for sale offers in excess of
£375,000



Property Description

A well presented three bedroom detached property which is situated within the residential area of Walnut Tree. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, three bedrooms, bathroom, front, large utility room, garage conversion, rear & side gardens. The property also boasts a good size rear garden leading to Caldecote Brook green area and off road parking for one vehicle. Viewing is highly recommended

Walnut Tree is situated close to the Kingston Shopping centre with its array of shops and restaurants. Junction 14 of the M1 motorway is also a short drive away. Central Milton Keynes is easily accessible with it's railway station with links to both London and the North.

Front Garden

Front door with bin storage cupboard. Side garage and driveway. Under cover porch area. Hardcore gravel drive for parking. Shrubbery and shingle frontage under window. Walled front driveway.

Entrance Hall

Wall mounted radiator. Laminated flooring. Window to side aspect. Light bright hall leading to stairs. Lounge, Downstairs cloakroom.

Cloakroom

Downstairs cloakroom just off hall. Comprises of two piece suite. low level W.C, sink. Half tiled walls. Wall mounted radiator. Extractor fan. Electric box. Frosted window to the side aspect

Lounge

14' 7" x 12' 8" (4.45m x 3.86m)
Double glazed windows to front aspect. Open planned spacious lounge. Carpeted flooring. Dado rail detailing around room. TV & power points. Wall mounted radiator stair storage cupboard.

Dining Room

7' 8" x 7' 5" (2.34m x 2.26m)
Wall and base units work surfaces. Double french doors to rear garden. Tall wall mounted modern floor to ceiling radiator. Double glazed window to rear aspect. Sink and drainer looking out to rear garden..Gas hob cooker. Extractor hood. Built in electric oven. Tiled walls. Space for a washing machine and dishwasher. Low pendant kitchen light over dining table.

Kitchen

8' x 7' 8" (2.44m x 2.34m)

Wall and base units work surfaces. Double glazed window to rear aspect. Sink and drainer looking out to rear garden..Gas hob cooker. Extractor hood. Built in electric oven. Tiled walls. Space for a washing machine and dishwasher

Utility Room (conversion)

13' 4" x 9' 2" (4.06m x 2.79m)

Big utility room/ space room for washing further appliances i.e. washing machine and tumble dryer, fridge freezer. Larder cupboard. Ironing area. Boiler room & access (Boiler replaced in 2024 with an air to air pump). Large storage cupboard. Spotlights to ceiling. Wall mounted radiator. Double glazed window to back aspect. Double glazed half glass PVC door to back to enter back garden area.

Store Cupboard

8' 5" x 7' 2" (2.57m x 2.18m)

As part of the garage conversion, great storage currently used for bikes. multi use storage space. Door to front aspect onto driveway.

Bedroom One

13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed window to front aspect, wall mounted radiator. Carpeted flooring. Coving. Dado rail detailing.

Bedroom Two

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to rear aspect. Wall mounted radiator. Carpeted flooring. Dado rail detailing.

Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window to front aspect. Wall mounted radiator. Carpeted flooring. Coving.

Family Bathroom

Family bathroom consists of a three piece suite. Sink with pedestal, Low level W.C sink, bath with chrome shower over, with glass screen. Mirrored bathroom cabinet on wall. Double glazed frosted window to rear aspect. Spotlights in ceiling. Floor to ceiling tiles. Floor to ceiling wall mounted chrome towel rail.

Driveway Parking

Hardcore gravel drive. Garage to side. Ample space for parking.

Rear Garden

Established shrubs surround. Patio with turf area.. Fence surround. Outside light. Gate to back leading to Caldecotte Brook green area. Not overlooked. Water butt. Electric point.

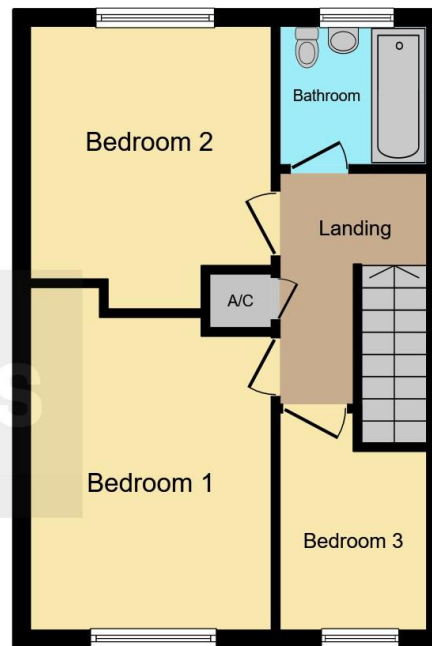
Landing

Access to loft space. Storage cupboard.





Ground Floor



First Floor

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

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EPC Rating: C Council Tax Band: D

view this property online connells.co.uk/Property/WNT307806



Tenure: Freehold



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Property Ref: WNT307806 - 0006