



**Connells**

Studley Knapp  
Walnut Tree Milton Keynes



# Studley Knapp Walnut Tree Milton Keynes MK7 7NF

for sale guide price  
**£265,000**



## Property Description

This beautifully presented two-bedroom cluster home is an excellent choice for first-time buyers or investors. Located in the highly sought-after area of Walnut Tree, the property benefits from allocated parking and easy access to local amenities, including shops, schools, and green spaces.

Inside, the home is in fantastic condition throughout, offering a bright and welcoming living space, a modern, well-equipped kitchen, and two comfortable bedrooms. With its practical layout and desirable location, this property is ready to move into and also offers scope for future enhancement, including potential loft conversion (subject to planning).

A superb opportunity in a great location—book your viewing today!

## Storm Porch

## Entrance Porch

Partially glazed door, fitted floor mat.

## Living Room

17' 5" Max x 11' 10" Max ( 5.31m Max x 3.61m Max )

Laminate flooring, radiator, under stairs cupboard, stairs rising to first floor, double glazed French doors to rear.

## Kitchen

12' 2" x 5' 1" ( 3.71m x 1.55m )

Wall & Base units, Cupboard housing boiler, four ring gas hob with electric hood over, low level oven, tiled flooring, integrated dishwasher with further plumbing for washing machine, integrated fridge/freezer, tiled splash backs, radiator, double glazed window to front aspect, part double glazed door to garden.

## Landing

Carpeted flooring, storage cupboards & loft access.

## Bedroom One

11' 3" x 9' 7" ( 3.43m x 2.92m )

Carpeted flooring, radiator, double glazed window to rear aspect.

## Bedroom Two

11' 5" x 7' 9" ( 3.48m x 2.36m )

Double glazed window to rear aspect, carpeted flooring, radiator.

## Family Bathroom

P shaped bath with electric shower over, vanity wash hand basin, low level WC, tiled flooring, towel rail radiator, double glazed window to side aspect.

## Outside Space

## Rear Garden

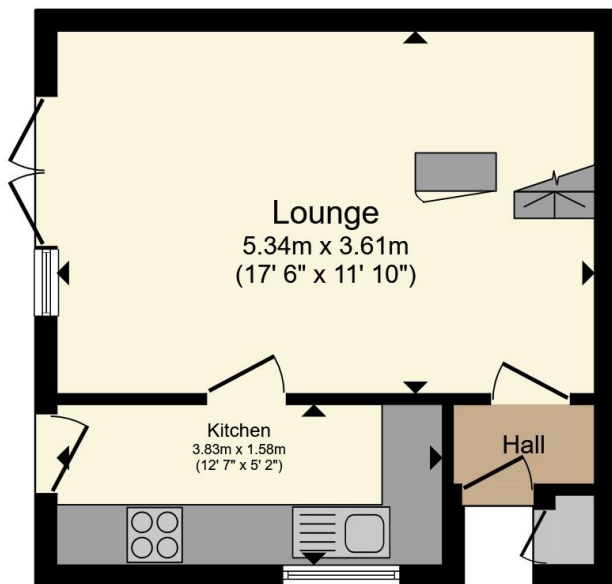
Mainly laid to lawn, hard standing for shed, rear gate, outside plug and tap.

## Parking

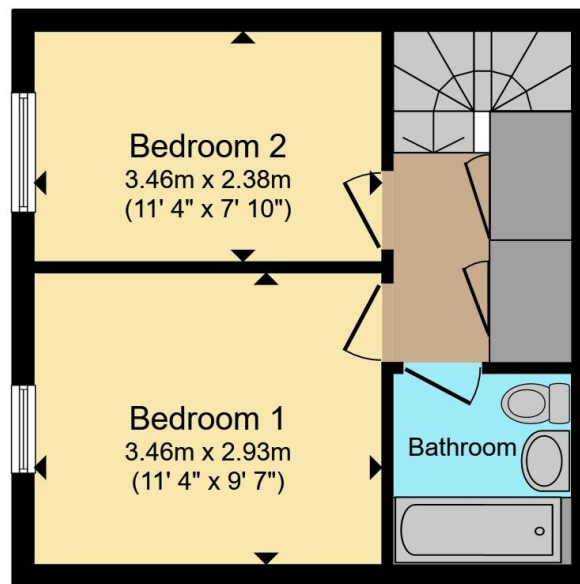
Allocated for one vehicle and further visitor bays and on street parking.







**Ground Floor**



**First Floor**

Total floor area 55.8 m<sup>2</sup> (601 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/WNT308028](http://connells.co.uk/Property/WNT308028)**

Tenure: Freehold



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