

## **55 Selby Grove, Milton Keynes, MK5 6AQ** **Offers Over £450,000**

Situated in the desirable Shenley Church End area of Milton Keynes, this charming two-bedroom detached bungalow offers comfortable living with plenty of space and modern conveniences.

The property features a spacious living room, perfect for relaxing. The well-appointed kitchen dining room offers ample storage and workspace, providing a functional hub for day-to-day living and is ideal for family meals and entertaining. The principal bedroom includes the added luxury of an en-suite bathroom, while the second bedroom is generously sized and served by a family bathroom.

Outside, the property benefits from both front and rear gardens, offering a delightful outdoor space to enjoy throughout the year. A private driveway and garage provide ample parking and additional storage. Council tax band D. Energy rating D.

Set in the sought-after Shenley Church End, this bungalow is ideally located close to local amenities, parks, and excellent transport links, making it an excellent opportunity for downsizers or those seeking single-story living in a prime location. Don't miss the chance to make this your new home!

## **ENTRANCE PORCH**

Entrance door. Door to entrance hall.

## **ENTRANCE HALL**

Doors to all rooms. Loft access. Airing cupboard housing water tank with storage shelving. Radiator.

## **LIVING ROOM 13'1" x 15'4" (4.007 x 4.68)**

Double glazed sliding doors to rear and double glazed window to rear. Fireplace and surround. Double panelled radiator.

## **KITCHEN/DINING ROOM 13'0" x 10'5" (3.97 x 3.18)**

Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer with mixer tap. Space for freestanding cooker. Plumbing for washing machine. Space for under counter fridge . Splash back tiling Double glazed window to front. Door to garage. Radiator.

## **BEDROOM ONE 13'7" x 10'9" (4.16 x 3.28)**

Double glazed window to rear. Radiator. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Radiator. Double glazed sky light .

## **BEDROOM TWO 11'3" x 10'8" (3.43 x 3.27)**

Double glazed window to front and side. Radiator

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Radiator. Part tiled walls. Shaver point. Double glazed sky light.

## **REAR GARDEN**

Enclosed rear garden, laid mainly to lawn with patio area . Wooden fence surround. Service door to garage.

## **FRONT GARDEN**

Hardstanding driveway leading to single garage. Shingle area with hedge surround.

## **SINGLE GARAGE**

Up and over door.

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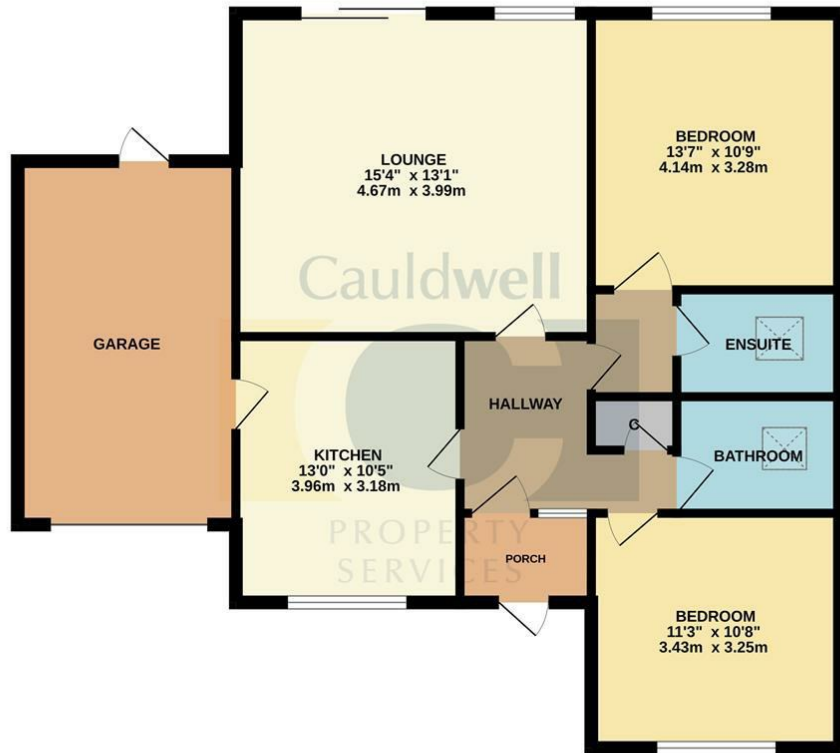
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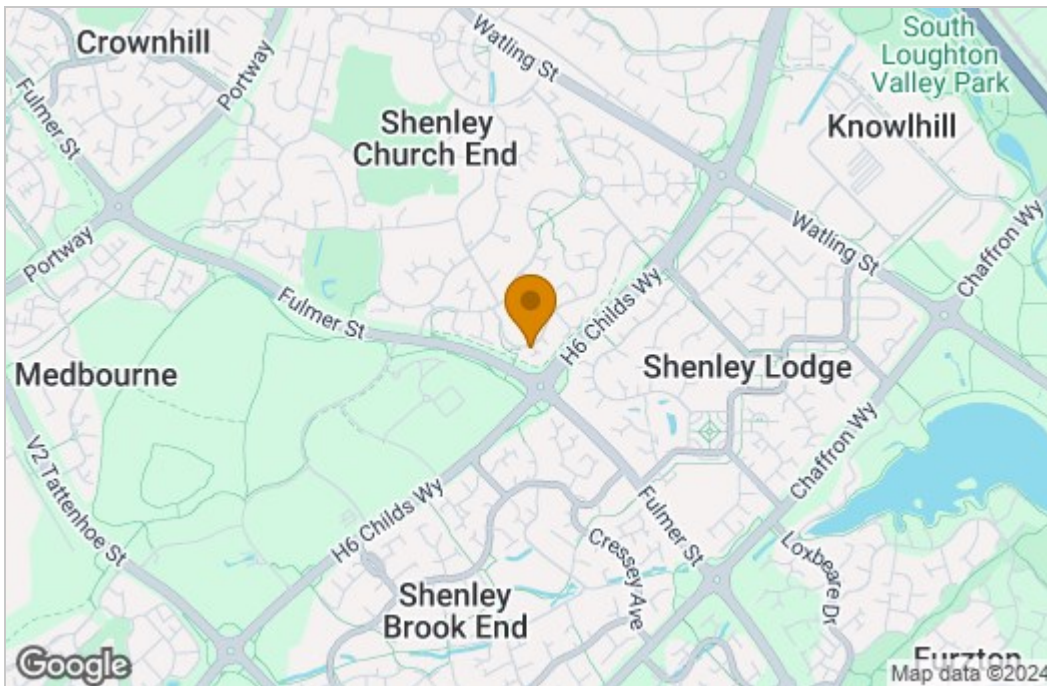
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# Floor Plan

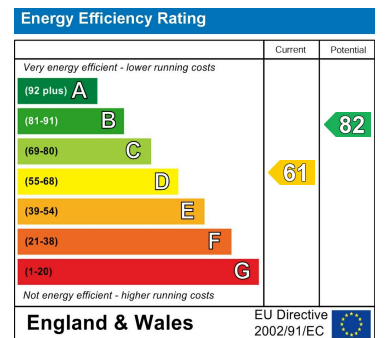


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# Area Map



# Energy Efficiency Graph



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