





**£340,000**

Positioned in a cul-de-sac location on the sought-after Walnut Tree development on the East side of Milton Keynes is this three-bedroom semi-detached house. The property comprises a lounge, kitchen/diner, family bathroom, downstairs cloakroom, conservatory, garage and a secluded rear garden.

# Property Description

## **ENTRANCE**

UPVC double glazed door to:

## **ENTRANCE HALL**

Doors to lounge and WC.

## **CLOAKROOM**

Low level WC, corner wash hand basin, radiator.

## **LOUNGE AREA**

UPVC double glazed window to front aspect. Radiator, wooden floor, open to dining area, stairs rising to first floor, under stairs storage cupboard.

## **DINING AREA**

UPVC double glazed door to conservatory. Radiator, open to kitchen.

## **KITCHEN**

UPVC double glazed window to rear aspect. Fitted with a range of base and eye level units with work surface over, double oven, gas hob, extractor fan, space for washing machine, space for tumble dryer, space for fridge, space for freezer, splashback tiling.

## **CONSERVATORY**

Conservatory with double glazed window to rear aspect, double glazed door to side, tiled floor.

## **LANDING**

Doors to bedrooms and bathroom, access to part boarded loft space.

## **BEDROOM ONE**

UPVC double glazed window to front aspect. Radiator, fitted wardrobe.

## **BEDROOM TWO**

UPVC double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM THREE**

UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

UPVC opaque double glazed window to rear aspect. Low level WC, wash hand basin in vanity unit, bath with shower over, radiator, vinyl floor.

## **OUTSIDE**

### **GARAGE**

Garage with power and lighting.

### **FRONT GARDEN**

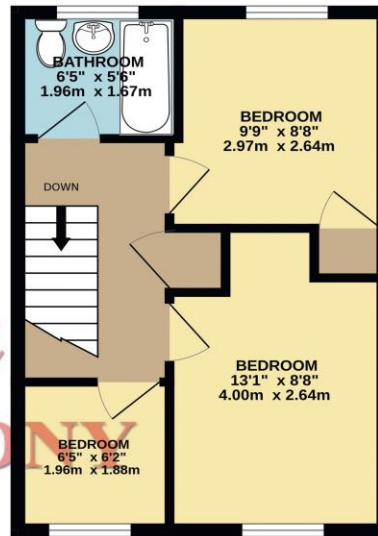
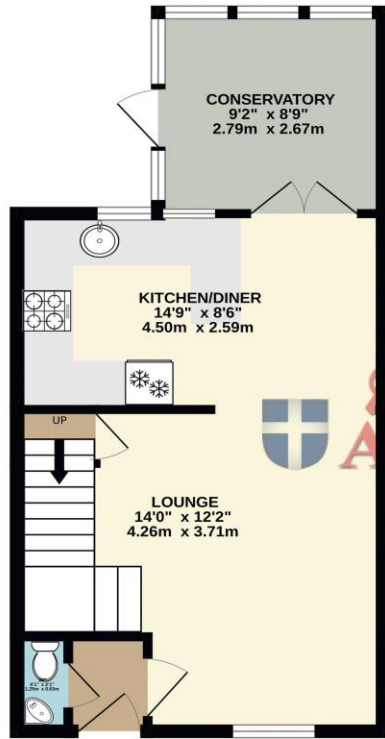
Mainly laid to gravel, block-paved driveway.

### **REAR GARDEN**

Mainly laid to lawn with patio area, flower beds, enclosed by fence panels.

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

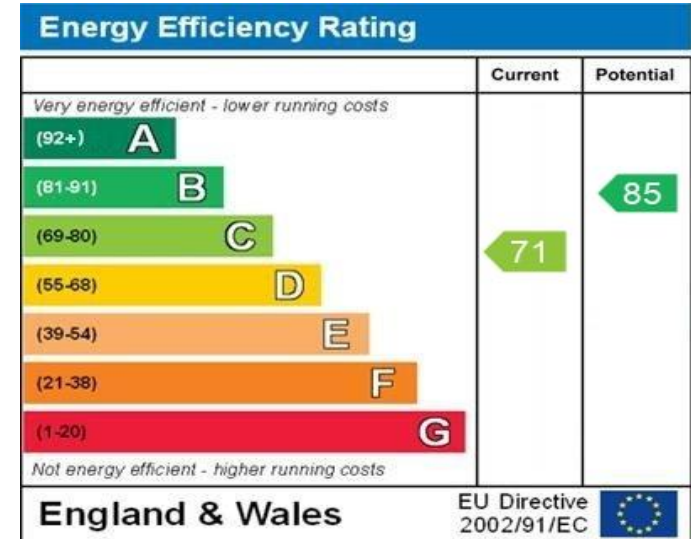
1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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