



Cook Close, Walton Park, Milton Keynes MK7 7JA

welcome to

Cook Close, Walton Park Milton Keynes

A Well presented FOUR bedroom DETACHED home located in the DESIRABLE location of WALTON PARK. KITCHEN/BREAKFAST room, LOUNGE, DINING room & CONSERVATORY. Master with EN-SUITE, SECLUDED rear GARDEN. Garage. Located close to great amenities & commuting routes!! Call us to View!!

Entrance Hall

uPVC half glazed door to the front, Laminate Floor. Radiator.

Cloakroom

Double glazed window to the side. Two piece suite comprising close coupled WC and vanity housing wash hand basin with chrome taps. Tiled to splash back areas. Laminate flooring. Radiator.

Lounge

11' x 13' 3" (3.35m x 4.04m)
Double glazed window to front. Electric fireplace with stone surround. Television and telephone points. Wall lights. Coving to the ceiling. Radiator. Double doors to the dining room.

Dining Room

11' x 8' 8" (3.35m x 2.64m)
Double glazed patio doors to the Conservatory. Laminate Flooring. Radiator.

Conservatory

8' x 9' 7" (2.44m x 2.92m)
Of uPVC construction. Lino floor tiles. Door to the garden.

Kitchen / Breakfast Room

9' 11" max x 16' 2" max (3.02m max x 4.93m max)
Fitted with a range of base and wall units. Composite worktops. Stainless Steel sink & drainer with chrome mixer tap. Integrated double. Gas hob & extractor fan. Space for fridge/freezer, washing machine, dryer & dishwasher. Baxi boiler (3yrs old). Understairs storage cupboard with restricted ceiling height cupboard. Radiator. Double glazed windows to the rear and side. Double glazed door to the side.

First Floor Landing

Carpet Airing cupboard with fitted shelf. Doors to the master, bedrooms 3 & 4 and bathroom. Stairs to 2nd floor & bedroom 2.

Master With En-Suite

12' 7" into wardrobe x 11' 4" (3.84m into wardrobe x 3.45m)
Double glazed window to the front. Built-in Wardrobes. Storage cupboard. Carpet. Door to en-suite.

En-suite: Double glazed window to the front. Double shower enclosure. Close coupled WC. Wash hand basin & taps. Tiled floor, partly tiled walls & splashback area's. Chrome heated towel rail. Spotlights.

Bedroom 3

6' 7" x 11' 2" (2.01m x 3.40m)
Double glazed window to the rear. Laminate flooring. Radiator.

Bedroom 4

6' 8" x 9' 5" (2.03m x 2.87m)
Double glazed window to the rear. Carpet. Radiator.

Family Bathroom

Double glazed window to the side. Three piece suite comprising: Panelled bath with shower over & glass shower screen. Close couple WC. Pedestal wash hand basin with chrome mixer tap. Heated towel rail. Fully tiled walls. Lino flooring.

Second Floor Landing

Velux window. Door to bedroom 2





Bedroom 2

Irregular Shaped Room 14' 5" max x 21' 1" max (4.39m max x 6.43m)

Irregular shape (14'.05" max 6'.09 min by 21'.01 max 12'11 min) converted loft space, this room has restricted head height: Three Velux windows with fitted blinds & one with safety escape. Spotlights. Storage cupboard. Water tank Storage.

Outside Front Garden

Path to the front door. Boundary shrubs and plants. Gate to the rear garden.

Rear Garden

Fully enclosed. Mainly laid to lawn. Established flower beds with various plants and shrubs. Two flagged patio areas. Gated access to the front & rear of garage suitable for shed or bin storage.

Garage & Parking

8' 2" x 16' 11" (2.49m x 5.16m)

Up & over door. Personal access door. Storage space in loft area. Power & light. Driveway for one vehicle in front with dropped kerb.



view this property online brownandmerry.co.uk/Property/WOS103488



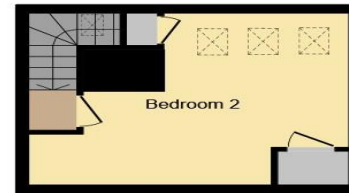
welcome to

Cook Close, Walton Park Milton Keynes

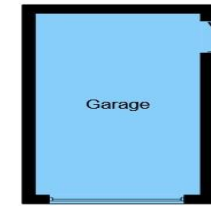
- FOUR BEDROOM DETACHED PROPERTY
- KITCHEN/BREAKFAST ROOM
- MASTER WITH EN-SUITE
- BROADBAND FIBRE
- DIGITAL MONITORED BURGLAR SYSTEM

Tenure: Freehold EPC Rating: D

£500,000



Second Floor



Garage

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

view this property online brownandmerry.co.uk/Property/WOS103488



Property Ref:
WOS103488 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 583231



WoburnSands@brownandmerry.co.uk



9 High Street, Woburn Sands, MILTON KEYNES,
Buckinghamshire, MK17 8RG



brownandmerry.co.uk