



To arrange a viewing
please call 01908 675747

Welcome to this stunning detached house located in the desirable, quiet, cul-de-sac location of Comfrey Close, Walnut Tree, Milton Keynes. This property boasts 2 large reception rooms, perfect for entertaining guests or relaxing with the family. With 4 bedrooms and 2 bathrooms, there is ample space for everyone in the household.

One of the standout features of this property is the spacious, south-west facing garden and large patio, ideal for enjoying the outdoors in the comfort of your own home. Parking will never be an issue with driveway space for 2 vehicles, along with a double garage; ideal for storage, or converting into a home gym, cinema room, or annex (with the appropriate permissions).

For those who work from home or need a quiet space to focus, the downstairs study provides the perfect solution. The en suite in the master bedroom also adds a touch of luxury to everyday living.

Situated within walking distance to Caldecotte Lake, this property offers the perfect blend of tranquillity and convenience. Don't miss out on the opportunity to make this house your home in beautiful Milton Keynes.

- Large Double Garage and Double Driveway
- Spacious Private Rear Garden
- En Suite to Master Bedroom
- Downstairs Study
- Generous Living Room with Fully Fitted Log Burner
- Desirable Cul-De-Sac Location
- Walking Distance to Caldecotte Lake

LOCATION: WALNUT TREE

Walnut Tree is situated to the South East of Milton Keynes. The area has a cricket ground and football pitch with changing facilities and there are a number of play parks scattered throughout. The local centre has various stores and a local pub. Kingston Centre is nearby which has a number of large stores and a Tesco supermarket. Bletchley and Central Milton Keynes are just a few minutes away by car. There are lovely walks and cycle rides just on your doorstep. Walnut Tree is home to Walton High, a large secondary school. Schools nearby include Heronshaw First, Heronsgate Middle and Kents Hill First School.

HALLWAY

LIVING ROOM
20'5" x 11'0"



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DINING ROOM

12'11" x 10'0"

KITCHEN

12'11" x 9'1"

UTILITY

6'8" x 6'0"

STUDY

8'11" x 6'4"

DOWNSTAIRS CLOAKROOM

LANDING

MASTER BEDROOM

13'9" x 10'11"

EN SUITE

BEDROOM TWO

11'2" x 11'2"

BEDROOM THREE

11'2" x 9'0"

FAMILY BATHROOM

BEDROOM FOUR

8'2" x 8'0"

PRIVATE REAR GARDEN

DOUBLE GARAGE

DRIVEWAY PARKING

TENURE

Freehold

Council Tax: Property Band F

NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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Total area: approx. 155.1 sq. metres (1669.3 sq. feet)
This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales		EU Directive 2002/91/EC

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

