



Boxberry Gardens, Milton Keynes, MK7 7EN





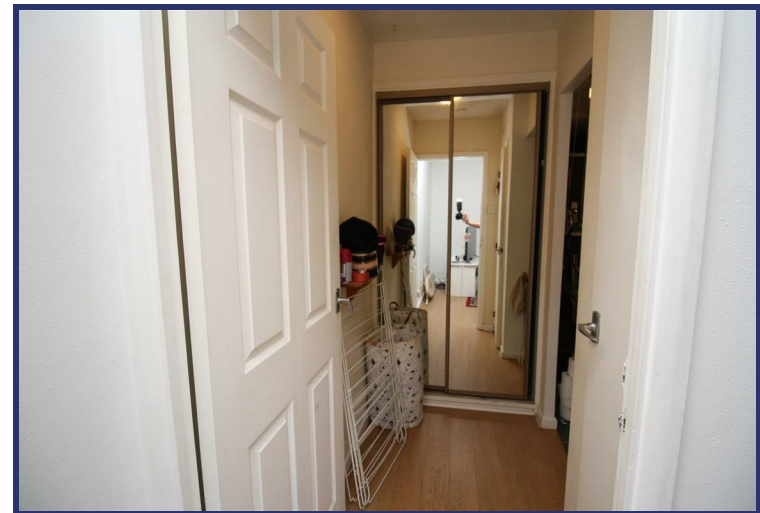
**26 Boxberry Gardens  
Walnut Tree  
Milton Keynes  
MK7 7EN**

**£175,000**

**CARTERS are pleased to bring to market A RARELY AVAILABLE SEMI-DETACHED STUDIO BUNGALOW, situated at the end of a quiet road in WALNUT TREE. The property comes with NO UPPER CHAIN and would make a great first time buy or Investment.**

The accommodation in brief comprises of an entrance hall, BEDROOM/LOUNGE, kitchen with space for appliances, WALK-IN WARDROBE and a shower room. To the exterior there is ALLOCATED PARKING with front and rear gardens. The location itself is at the end of a quiet road in the sought after East Milton Keynes location of Walnut Tree, which is ideally situated for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. In addition it is within a very good school catchment including Walton High, close to local amenities and a short Drive to Kingston District Centre with all the shops and restaurants it has to offer. Internal viewing comes highly recommended. EPC Rating is D

- Rarely Available
- Semi Detached Bungalow
- Sought After Walnut Tree
- Allocated Parking
- Walk-In Wardrobe
- Ideal for FTB or Investment
- Walton High Catchment
- Private Front & Rear Garden
- No Upper Chain
- EPC Rating D







### Entrance Hall

Enter via composite door. Storage cupboard with double sliding door.

### Kitchen

Window to front aspect. Range of wall and base units with worksurfaces over. Space for oven. Plumbing for washing machine. Stainless steel sink with mixer taps over. Tiled splashbacks. Space for fridge/freezer.

### Lounge/Dining/Bedroom

UPVC double glazed window to rear aspect with walk-in bay and sliding doors to rear garden. Door leading to kitchen. Door leading to walk-in wardrobe.

### Walk-In Wardrobe

Storage cupboard with mirrored sliding door housing boiler. Door leading to shower room.

### Shower Room

Suite comprising of low-level WC, wall mounted wash hand basin and fully tiled shower cubicle. Ceramic tiled flooring. Loft access. Electric heater. Ceiling mounted extractor fan. Storage cupboard.

### Exterior

Front Garden-

Enclosed garden by mature hedges and timber fence. Patio path leading to front door and gate leading to rear garden. Mainly laid to flowers and shrubbery.

Rear Garden-

Fully enclosed rear garden by mix of timber fence and mature hedges. Mainly laid to gravel with raised area. Mature trees.

Allocated Parking-

One allocated parking space to front of the property.

### Notes To Purchaser

In order that we meet legal obligations, should a purchaser have an offer accepted on any

property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

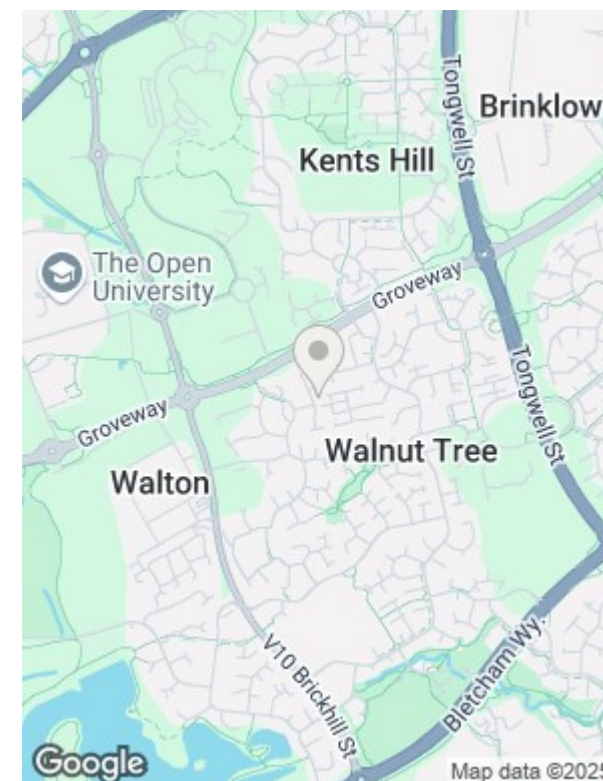
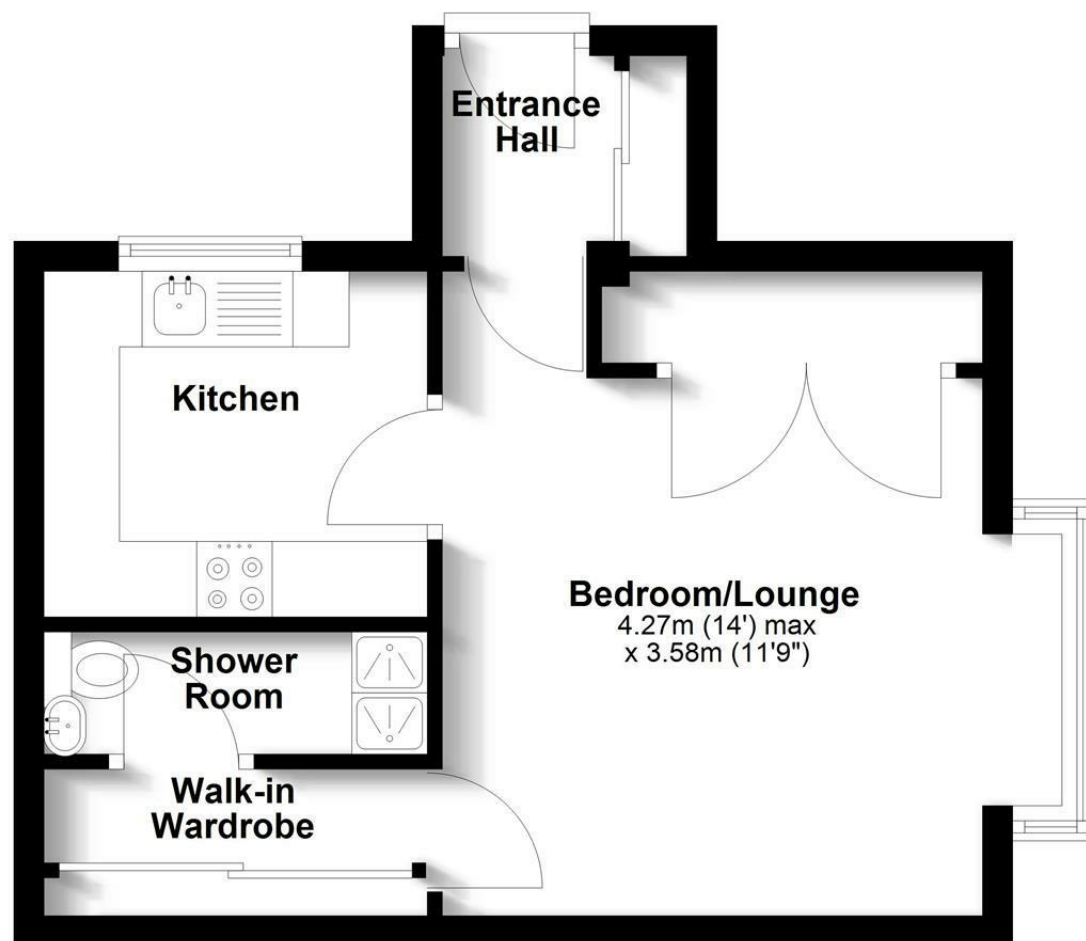
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



## Ground Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

