

# Under 1 Roof



**7 Earls Close, Milton Keynes, MK2 2RU**  
**Offers In Excess Of £300,000**

# 7 Earls Close, Milton Keynes, MK2 2RU

Nestled in the charming area of Earls Close, Bletchley, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. Boasting three spacious double bedrooms, this property offers ample room for comfortable living. The well-proportioned reception room provides a welcoming space for relaxation and entertaining guests.

The house features a modern bathroom, ensuring convenience for all residents. One of the standout attributes of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area.

Location is key, and this home is ideally situated within walking distance of Bletchley Train Station, making it perfect for commuters. Additionally, the vibrant town centre is just a short stroll away, offering a variety of shops, cafes, and amenities to cater to your daily needs.

This property is not just a house; it is a place where you can create lasting memories. With its combination of space, convenience, and a prime location, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this home in Bletchley is sure to impress.

## Lounge / Dining Room

21'7" x 10'11" (6.6 x 3.35)

Patio Doors To rear Garden, Laminate wood flooring.

## Kitchen

10'7" x 10'5" (3.25 x 3.2)

Fitted with a range of base & eye level units with roll top work surfaces under. Space for fridge Freezer, plumbing for washing machine. Ample space for dining table

## Cloakroom

Three piece suite in white comprising of low level WC, Hand wash basin and corner shower cubicle

## Bedroom One

11'9" x 10'9" (3.6 x 3.3)

Window to front aspect, fitted carpets

## Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

Window to rear aspect, fitted carpets

## Bedroom Three

9'10" x 7'8" (3 x 2.35)

Window to rear aspect, fitted carpets

## Bathroom

Three piece suite in white comprising of low level WC, Hand wash basin & Bath

## Garage

Single garage with up & over door along with side entrance door. Power & Lighting

## Rear Garden

Mainly laid to lawn with decked area

## Directions

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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