



Connells

Elgar Grove
Browns Wood Milton Keynes

Elgar Grove Browns Wood Milton Keynes MK7 8DY

for sale
£46,500



Property Description

Situated in the highly desirable Browns Wood area of Milton Keynes, this well-maintained one-bedroom maisonette presents an excellent opportunity for first-time buyers, downsizers, or investors. Enjoying a prime location close to the picturesque Caldecotte Lake and offering convenient access to the A5, the property combines peaceful surroundings with excellent connectivity. With local amenities, leisure facilities, and scenic walking routes all within easy reach, this attractive home offers the perfect balance of comfort, convenience, and lifestyle. Early viewing is strongly advised.

Kitchen

A well-appointed kitchen featuring modern units, integrated oven and hob, and generous countertop workspace. With space for appliances, tiled flooring, and a bright window for natural light, this practical layout offers an efficient and functional cooking area.

Bathroom

A well-proportioned bathroom featuring a white three-piece suite, including a bathtub with overhead shower. Finished with tiled walls, a pedestal sink, and a bright window for natural light, this practical space offers a clean and functional layout.

Bedroom

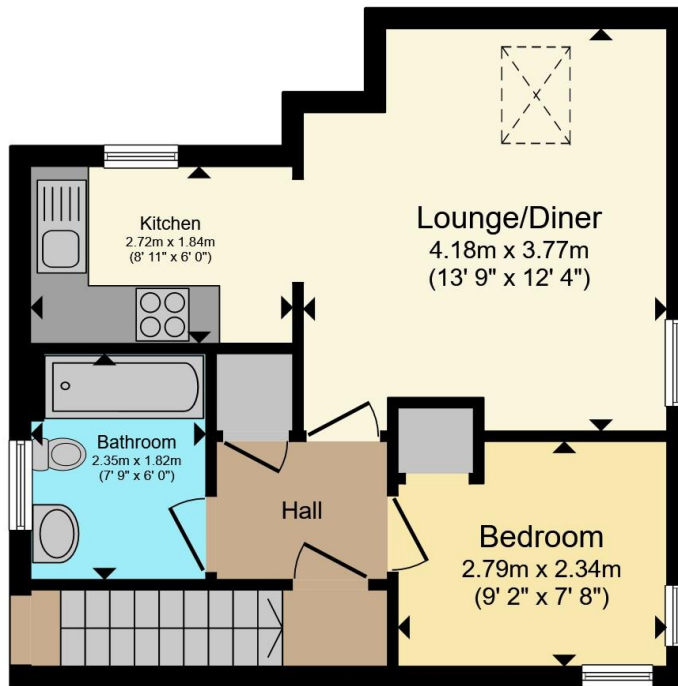
A bright and cosy bedroom featuring dual-aspect windows that bring in plenty of natural light. Neutrally decorated with soft carpeting, this room offers a comfortable layout ideal as a main bedroom, guest room, or relaxing personal space.

Living Space

A bright and characterful living area featuring a striking vaulted ceiling with exposed timber beam and a large skylight that floods the room

with natural light. The generous open-plan layout leads seamlessly into the kitchen, while the feature wall and dual-aspect windows create a spacious and versatile setting perfect for relaxing or entertaining.





Floor Plan

Total floor area 38.8 m² (418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01908 691606
E walnuttree@connells.co.uk

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308119

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Aug 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WNT308119 - 0006