





£485,000

Located in Walton Park on the South/East side of Milton Keynes is this four-bedroom, corner plot detached house. The property offers a lounge, kitchen/ diner, utility and cloakroom downstairs. Upstairs boasts four bedrooms, ensuite and a family bathroom, and a front and rear garden. Further benefits include a garage and off-road parking.

Property Description

ENTRANCE

UPVC obscure double glazed front door to:

ENTRANCE HALL

Stairs to first floor, radiator, wood flooring, doors to cloakroom, lounge and kitchen/diner.

CLOAKROOM

Obscure double glazed window to side aspect. Wall mounted wash hand basin, low level w.c. part tiled walls, storage cupboard, extractor fan, wood flooring.

LOUNGE

Double glazed windows to front and side aspects. Radiator, wall mounted light, wood flooring, double doors to dining room.

KITCHEN/DINER

Double glazed French doors to garden, double glazed door and window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, built in electric oven and electric hob, porcelain sink with mixer tap, complimentary tiling, built in dishwasher, space for fridge/freezer, wood flooring.

UTILITY ROOM

Double glazed windows to rear and side aspects, double glazed door to front aspect. Range of wall mounted and floor standing units with work surface over, space for washing machine, space for tumble dryer, complimentary tiling, radiator, door to garage.

LANDING

Access to loft space, storage cupboard. doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe, wall mounted light, radiator, built in wardrobe with mirror sliding door, door to en-suite.

EN-SUITE

Obscure double glazed window to side aspect. Radiator, wall mounted wash hand basin, shaving point, walk in shower with splash back tiling, low level w.c., extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, part tiled walls, heated towel radiator, 'P' shaped bath with mixer tap and shower attachment over, shaving point, extractor fan.

OUTSIDE

GARAGE

Up and over door, power and light, wall mounted boiler.

FRONT GARDEN

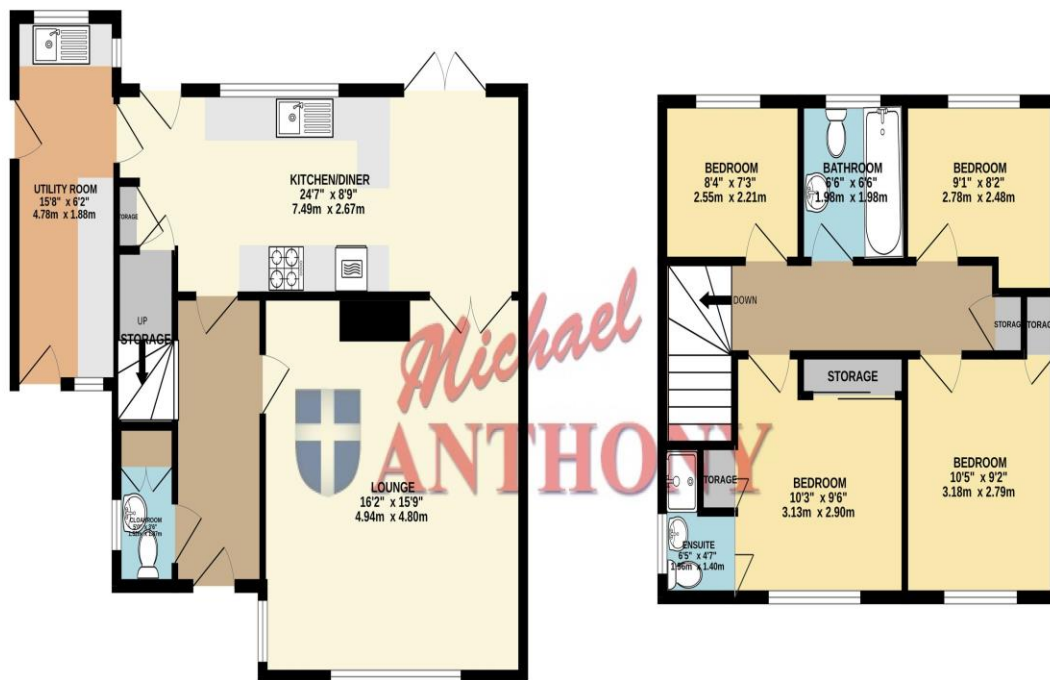
Driveway providing off road parking, pathway to front door, security light.

CORNER PLOT WRAP AROUND GARDEN

Laid to lawn with patio area, raised flower beds, shed and greenhouse to remain, fully enclosed by timber fencing, mature tree, security light, outside tap, gravel area, flower and shrub beds, side gated access.

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk