



Hockliffe Brae, Walnut Tree, MK7 7BQ

Price £415,000

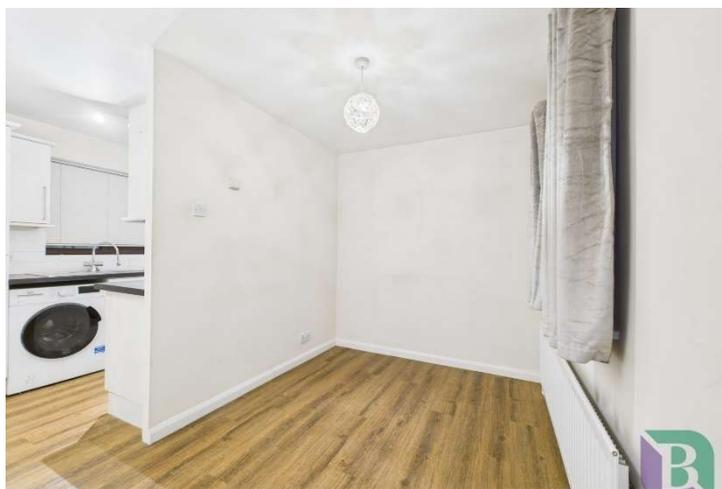


A well presented three bedroom detached home in Walnut Tree with no onward chain. Featuring kitchen, dining room, spacious living room, sun room, three bedrooms and family bathroom all in good condition and ready to move into. Further benefits include ample off road parking and garage



# Hockliffe Brae

Walnut Tree, MK7 7BQ



Situated in this popular Cul-De-Sac location within the Walnut Tree area, this well presented three bedroom home is offered to the market in good condition throughout and benefits from no onward chain, making it an ideal purchase for first-time buyers, families, or investors alike.



The property is entered via a welcoming entrance hall with useful storage, leading through to the heart of the home. The kitchen is neatly arranged and functional, positioned conveniently adjacent to the dining room, which provides an ideal space for everyday meals or entertaining. From here, the accommodation flows seamlessly into the living room, a comfortable and well proportioned area with plenty of space for relaxing.

To the rear of the property is a bright sunroom, enhancing the ground floor with additional living space and offering a pleasant outlook, perfect for use as a second sitting area, home office, or playroom.

On the first floor, the layout continues to impress. The principal bedroom is well sized and positioned at the front of the property, while bedroom two is another generous double. A third bedroom offers flexibility as a single room, nursery, or study. The accommodation is completed by a family bathroom, accessed from the central landing.

Overall, this home offers approximately 766 sq ft of accommodation, laid out efficiently across two floors, and is ready for immediate occupation. With its good condition throughout, practical layout, and chain-free status, this is a fantastic opportunity in a convenient Milton Keynes location.

Early viewing is highly recommended.





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		85	68
EU Directive 2002/91/EC			

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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