



**Sandbrier Close  
Walnut Tree, Milton Keynes MK7 7DU  
Offers In The Region Of £650,000**

Nestled in the desirable area of Sandbrier Close, Walnut Tree, Milton Keynes, this impressive four-bedroom executive detached family home offers a perfect blend of comfort and style. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the large and versatile living accommodation designed to cater to the needs of modern family life. The double-glazed windows ensure a bright and airy atmosphere throughout, while the gas to radiator heating guarantees warmth during the colder months.

The master bedroom is a true retreat, featuring air conditioning for those warmer days and an en-suite shower room for added convenience. Each of the additional bedrooms is generously sized, making them ideal for family members or guests.

A standout feature of this property is the large driveway which leads to a double attached garage, offering plenty of storage space or potential for a workshop.

This home is not just a place to live; it is a sanctuary for families seeking a peaceful yet connected lifestyle. With its excellent location and thoughtful design, this property is sure to impress. Don't miss the opportunity to make this exceptional house your new home.

**Entrance**

**Entrance Hall**

**WC**

**Lounge**

18'2" x 15'5" (5.55m x 4.71m )



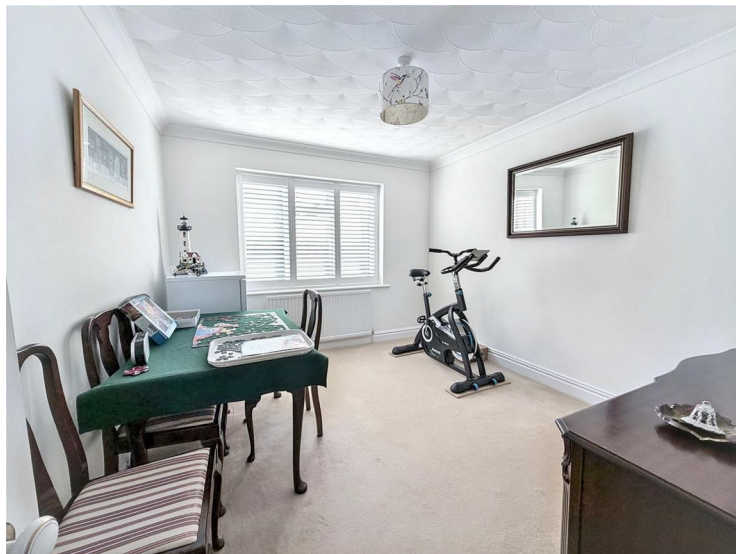
**Conservatory**

8'8" x 16'7" (2.66m x 5.08m )



**Dining Room**

9'11" x 11'9" (3.04 x 3.60m)



**Study**

9'10" x 9'11" (3.02m x 3.03m)



**Kitchen**

9'2" x 11'7" (2.80m x 3.55m)



**Utility Room**

**First Floor Landing**



### Main Bedroom

11'8" x 15'5" (3.56m x 4.72)



### Dressing Area

### En-suite Shower



### Bedroom 2

9'11" m 11'5" (3.03 m 3.5m )



### Bedroom 3

13'0" 7'8" (3.98m 2.36m )

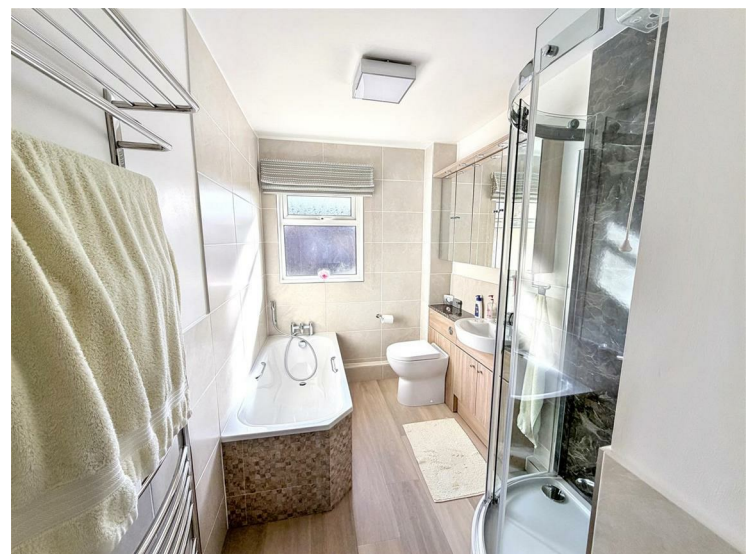


### Bedroom 4

9'3" 7'3" (2.82m 2.23m )



### Bathroom



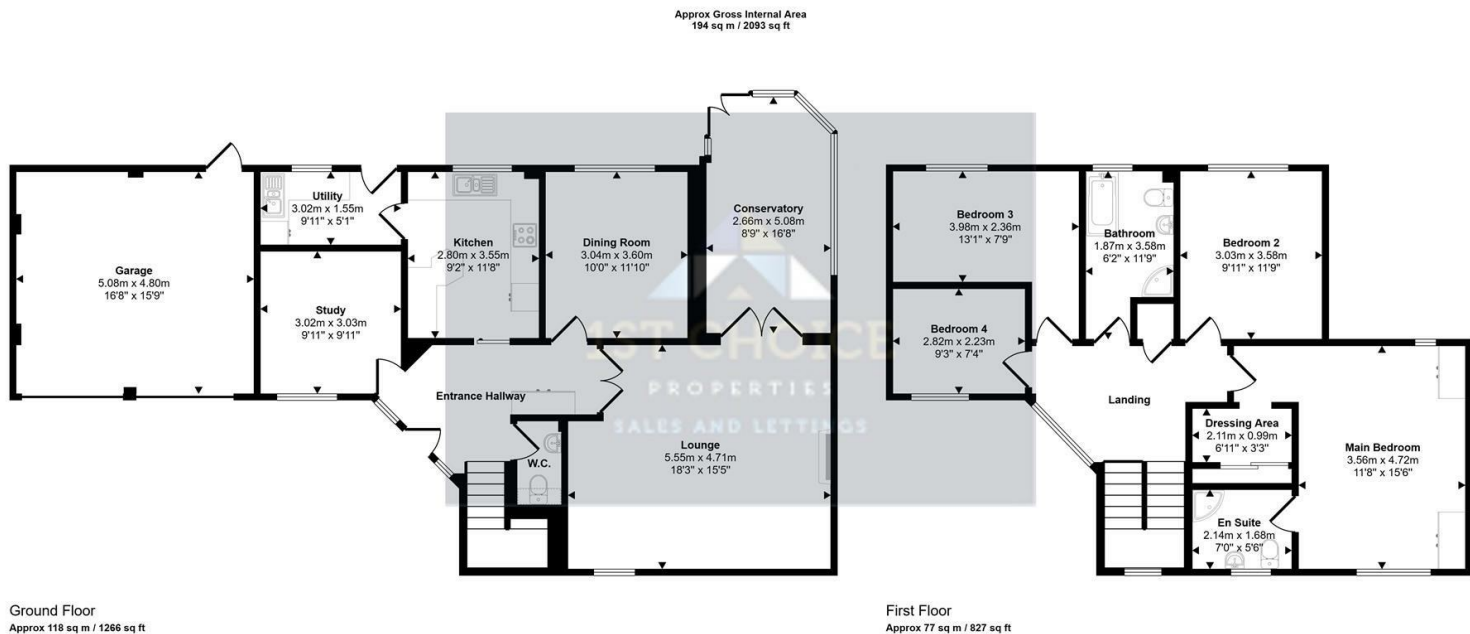
Rear Garden



Front Garden

Double Garage





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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