



Boxberry Gardens, Walnut Tree, MK7 7EW

Guide Price £280,000 Freehold



Tucked away within a quiet cul-de-sac in the ever-popular Walnut Tree area of Milton Keynes, this well positioned two bedroom semi-detached home occupies an attractive corner plot and offers excellent potential for future improvement and move in condition. Offered for sale with no onward chain!



Boxberry Gardens

Walnut Tree, MK7 7EW



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Offered to the market with no onward chain, the property presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a straightforward purchase in a highly convenient location.

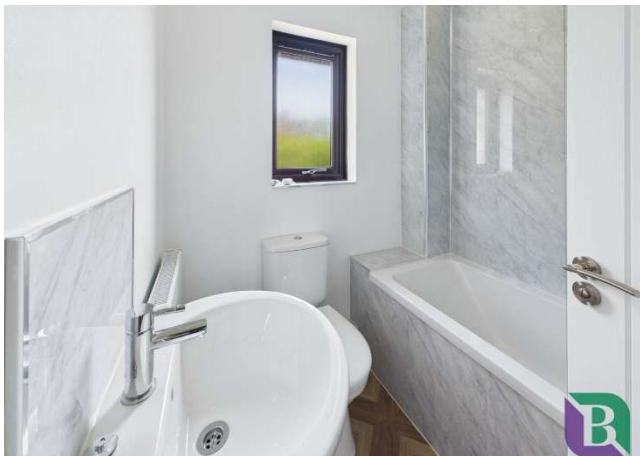
The accommodation begins with an entrance hall leading into a bright and spacious lounge/dining room, providing a comfortable living space with room for both seating and dining areas. To the rear, the kitchen enjoys direct access to the garden and, whilst functional, offers exciting scope for modernisation and personalisation to suit a new owner's taste.

Upstairs, the first floor comprises two double bedrooms, both well proportioned and served by a recently refitted family bathroom finished in a contemporary and modern style.

Externally, one of the property's standout features is the generous corner plot position. The rear garden enjoys a good degree of privacy and benefits from additional space to the side of the property, creating excellent potential for enlargement or reconfiguration in the future, subject to planning permission. Whether you're looking to extend the kitchen, create additional living accommodation or simply enjoy a larger outdoor space, the possibilities are clear to see.

Overall, an excellent opportunity to acquire a chain-free home with further potential in a desirable residential setting. Early viewing is highly recommended.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (93-100)		
B (81-92)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	76	83
	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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