



To arrange a viewing  
please call 01908 675747

\*\*\* OFFERED CHAIN FREE + READY TO MOVE INTO \*\*\* This REFURBISHED, MODERN and VERY WELL PRESENTED home boasts a LARGE OPEN PLAN LOUNGE with BI-FOLD DOORS to a SPACIOUS CONSERVATORY, NEWLY FITTED UPVC WINDOWS and DOORS, a FULLY LANDSCAPED REAR GARDEN with NEWLY LAID PATIO, ARTIFICIAL LAWN and NEW FENCES, plus a SINGLE GARAGE with OFF ROAD PARKING. An IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY.

- Fully Landscaped Private Rear Garden
- Single Garage and Driveway Parking
- Walking Distance to Walton Park and Caldecotte Lake
- Quiet Cul-De-Sac Location
- Open Plan Lounge/Diner
- Upgraded UPVC Windows and Doors

#### LOCATION: WALNUT TREE

Walnut Tree is situated to the South East of Milton Keynes. The area has a cricket ground and football pitch with changing facilities and there are a number of play parks scattered throughout. The local centre has various stores and a local pub. Kingston Centre is nearby which has a number of large stores and a Tesco supermarket. Bletchley and Central Milton Keynes are just a few minutes away by car. There are lovely walks and cycle rides just on your doorstep. Walnut Tree is home to Walton High, a large secondary school. Schools nearby include Heronshaw First, Heronsgate Middle and Kents Hill First School.

#### ENTRANCE HALL

#### KITCHEN

8'5" x 7'4"

#### OPEN PLAN LOUNGE/DINER

16'4" x 12'4"

#### CONSERVATORY

#### LANDING

#### MASTER BEDROOM

11'5" x 9'2"

#### BEDROOM TWO

11'6" x 6'5"

#### FAMILY BATHROOM

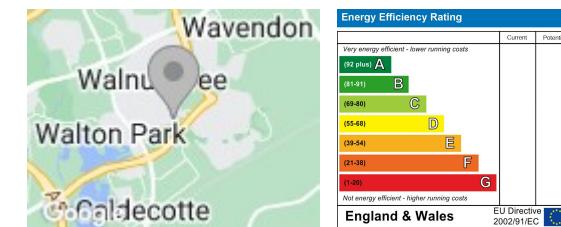
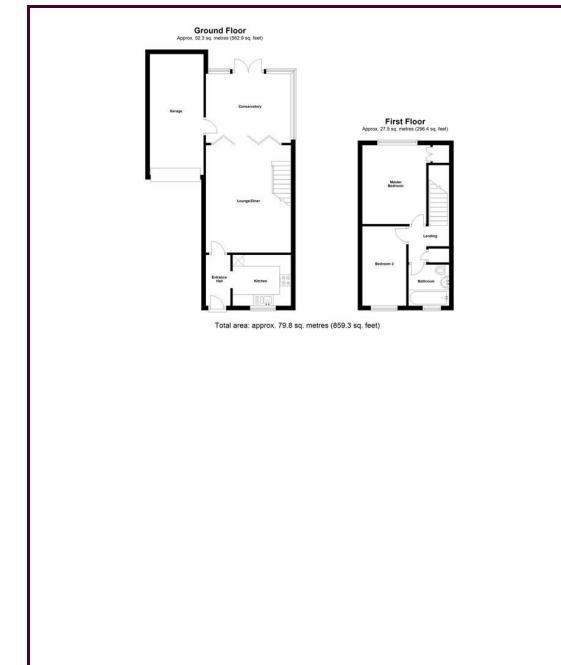
6'0" x 5'10"

#### PRIVATE REAR GARDEN

#### SINGLE GARAGE

#### TENURE

Freehold



#### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

#### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

#### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

#### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
Sunday	CLOSED

