Cauldwell

PROPERTY SERVICES

46 Boxberry Gardens, Milton Keynes, MK7 7EW

£285,000

Situated within the highly sought-after area of Walnut Tree, this immaculately presented two-bedroom staggered terraced home offers stylish and well-maintained accommodation throughout, making it an ideal purchase for first-time buyers, professionals or those looking to downsize.

The accommodation comprises an entrance porch leading into a bright and welcoming living room, with a spacious kitchen/dining room to the rear providing an excellent space for everyday living and entertaining.

To the first floor are two generous double bedrooms, both served by a beautifully refitted contemporary shower room.

Externally, the property enjoys both front and rear gardens, together with a garage and driveway providing ample off-road parking.

Presented in excellent decorative order throughout, this superb home is ready for immediate occupation and early viewing is highly recommended.

Walnut Tree is one of Milton Keynes' most established and desirable residential areas, offering a fantastic balance of peaceful surroundings and excellent convenience. The area benefits from a range of local

ENTRANCE PORCH
Front entrance door. Double door cupboard. Door to lounge/dining room.

LOUNGE/DINING ROOM 13'5" x 13'7" (4.09 x 4.16)
Under stair recess. Double glazed window to front. Radiator. Skimmed ceiling. Door to kitchen.

KITCHEN 9'7" x 13'5" (2.94 x 4.09)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in double oven. Plumbing for washing machine. Space for fridge freezer. Radiator. Double glazed window and door to rear. Splash back tiling. Extractor. Wall mounted boiler. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft with pull down ladder. Airing cupboard housing water tank and storage shelving.

BEDROOM ONE 11'3" x 13'5" (3.43 x 4.09)
Two double glazed windows to front. Radiator. Box bulk head stair recess.

BEDROOM TWO 7'5" x 11'9" (2.28 x 3.59)
into recess
Double glazed window to rear. Radiator. Skimmed ceiling.

SHOWER ROOM
Re-fitted three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin in vanity surorund. Tiled walls. Heated towel rail. Frosted double glazed window to rear.

REAR GARDEN
Enclosed and laid to lawn with patio and shingle area. Wooden fence surorund. Gated side access.

SINGLE GARAGE
Up and over door.

FRONT GARDEN
Laid to lawn with path to front door with storm porch over.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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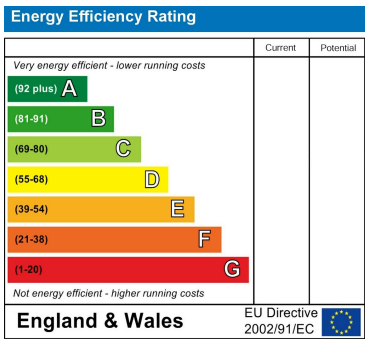
Floor Plan

Area Map

Energy Efficiency Graph



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