

# elevation

## estate agents | est. 1992

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**6 Lilleshall Avenue, Monkston, Milton  
Keynes, Buckinghamshire, MK10 9FX**

**£550,000**

- Four Bedroom Detached
- Driveway For Two Cars & Converted Garage
- Bathroom & Ensuite
- Beautiful Rear Garden
- Solar Panels Fitted
- Outstanding school catchment
- EPC- D
- Large private rear garden
- Rental Value- £1700
- EPC Rating







Lovely four bedroom detached home with driveway for two cars.

On the ground floor of this home is the kitchen diner which includes an integrated double oven and a gas hob, as well as space for freestanding appliances. There is also garden and living room access. The downstairs study is an ideal size for an office. Through to the living/dining room there is a feature fireplace and French door access to the garden allowing for lots of natural light. There is also a downstairs cloakroom.

The first floor of this home has three double bedrooms and one good size single. Bedroom two and the master have built in wardrobes. The master bedroom has the luxury of an ensuite shower room. Finally the family bathroom comprises of a bath with an overhead shower, a w/c and a basin.

To the rear of the property is the beautifully presented garden with a shed and the converted garage which is being used as a home office. At the side of the home is the driveway for two cars.

Monkston, Milton Keynes it's a perfect family home. Fall in love with this very homely, large kitchen/dinner and very spacious living room with access to the patio with lovely, private garden. Schools catchment to outstanding primary and secondary school. Surrounded by parks, and within walking distance to local pub The Swan Inn. 12 minutes from Milton Keynes train station and 30 minutes from London Euston train station via Virgin line.

## Kitchen

4.43m x 5.32m (14' 6" x 17' 5")

## Study

2.40m x 2.49m (7' 10" x 8' 2")

## Living/Dining Room

7.53m x 3.53m (24' 8" x 11' 7")

## Master Bedroom

3.52m x 2.90m (11' 7" x 9' 6")

## Ensuite

## Bedroom Two

3.28m x 2.75m (10' 9" x 9' 0")

## Bedroom Three

3.16m x 3.12m (10' 4" x 10' 3")

## Bedroom Four

2.61m x 2.79m (8' 7" x 9' 2")

## Family Bathroom

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies. Plan produced using PlanItUp.