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**13 Canonbury, Monkston Park, Milton  
Keynes, Buckinghamshire, MK10 9PY**

**£440,000 Freehold**

- Three Double Bedrooms
- Garage & Carport
- Landscaped Garden
- Recently Refurbished
- Desirable Location Of Monkston Park
- Excellent School Catchment Area
- Immaculate Throughout
- Balcony off Bedroom Two
- EPC - C
- EPC Rating



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Located in the desirable Monkston Park area of Milton Keynes, this 3-bedroom semi-detached property is finished to a high specification with modern details throughout.

The ground floor comprises of an open plan living, kitchen and dining area with double doors out onto the beautifully landscaped garden. The kitchen is just over a year old, with ample storage and integrated appliances. There are electric skylights with rain sensors and electric blinds in the living area, as well as hue lighting that goes through to the garden, which can be controlled through a mobile app. There is also a downstairs cloakroom and under stairs storage.

Upstairs there is a newly fitted family bathroom and three good sized bedrooms. The second bedroom features a double wardrobe and a Juliet balcony which is accessible through double doors and provides ample light to the room.

The master bedroom is of a good size with a built-in double wardrobe, a storage cupboard and a high spec, newly fitted en-suite.

The front and back garden are landscaped, with the back garden featuring artificial grass and hue lighting with garage access. The front garden featuring an outdoor dog shower. To the side of the home is the garage with an electrically operated garage door and a carport for one car.

EPC - C

### **Kitchen (not including living space)**

2.33m x 4.3m (7' 8" x 14' 1")

### **Living room (not including kitchen)**

4.48m x 6.28m (14' 8" x 20' 7")

### **Bedroom 1**

4.35m x 3.03m (14' 3" x 9' 11")

### **Bedroom 2**

2.68m x 3.21m (8' 10" x 10' 6")

### **Bedroom 3**

2.3m x 2.4m (7' 7" x 7' 10")

## **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.

