

elevation

estate agents | est. 1992

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**9 Clegg Square, Shenley Lodge, Milton
Keynes, Buckinghamshire, MK5 7HG**

£440,000 Freehold

- Three reception rooms
- Four bedroom
- Detached family home
- Sought after location of Shenley Lodge
- Off road parking
- En suite to master
- Well maintained rear garden with patio area
- EPC Rating D





GROUND FLOOR

Entrance Hall

Doors leading to:

Lounge

5m x 3.50m (16' 5" x 11' 6")

Family Room

3.50m x 3.09m (11' 6" x 10' 2")

Kitchen Breakfast Room

5.43m x 5.32m (17' 10" x 17' 5")

Downstairs Cloakroom

Fitted to comprise two piece suite

Study

3.37m x 2.49m (11' 1" x 8' 2")

FIRST FLOOR

Landing

Doors leading to:

Bedroom One

4.17m x 4.17m (13' 8" x 13' 8")

En Suite

Fitted to comprise three piece suite

Bedroom Two

3.53m x 2.85m (11' 7" x 9' 4")

Bedroom Three

4.03m x 2.52m (13' 3" x 8' 3")

Bedroom Four

2.83m x 2.79m (9' 3" x 9' 2")

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Rear and Front Garden

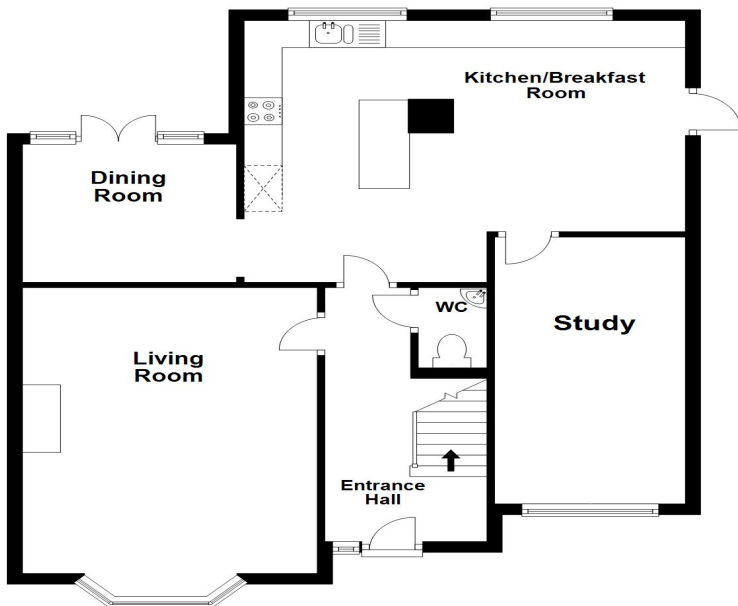
Off Road Parking

Space for two/three vehicles

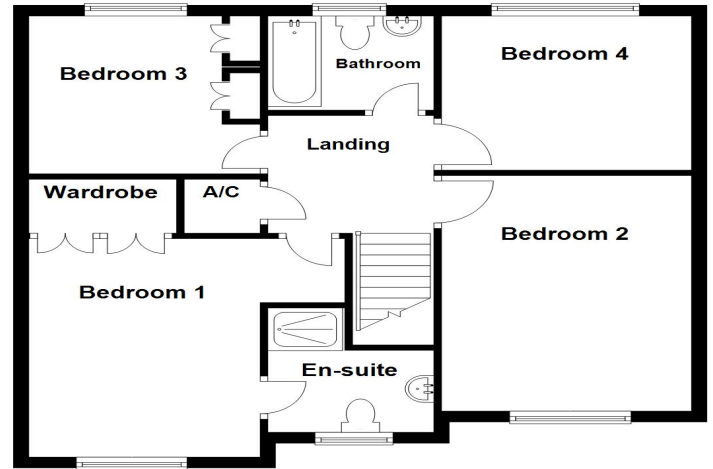
Disclaimer

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.

Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		80	(69 to 80) C		77
(55 to 68) D	68		(55 to 68) D	65	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

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