

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

**51 Gramwell, Shenley Church End, Milton Keynes,
Buckinghamshire. MK5 6DG**

Guide Price £385,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this beautiful three bedroom detached family home, situated in Shenley Church End. This location benefits from many local amenities, such as: a leisure centre, Shenley Church End Local Centre, which is conveniently home to a Sainsbury's supermarket, a pharmacy and a hair salon, parks and green spaces such as Shenley Wood, and transport links such as the Milton Keynes Central Train Station.

Upon entering the property, you're greeted by a welcoming entrance hall leading into the third bedroom which is currently being used as a practical office space. As you move downstairs, the spacious sitting room opens up, followed by a well-designed kitchen that flows through wood and glass french doors into a large dining room and family area, perfect for gatherings. French doors provide access to the wrap-around garden, creating an ideal indoor-outdoor living experience. Upstairs, the property features two double bedrooms, including the master, along with a spacious redecorated family bathroom. Outside, the expansive rear garden and driveway parking complete this home, offering both space and convenience. The property also benefits from new double glazed windows and doors, gas central heating and new designer radiators.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

FEATURES

- THREE BEDROOM DETACHED FAMILY HOME
- DRIVEWAY PARKING
- SPACIOUS REAR GARDEN
- CLOSE PROXIMITY TO MILTON KEYNES TRAIN STATION
- GREAT SCHOOL CATCHMENTS
- RE-FITTED BATHROOM
- IDEAL FIRST TIME PURCHASE



ROOM DESCRIPTIONS

PORCH

ENTRANCE HALL

BEDROOM THREE / OFFICE

9' 7" x 5' 7" (2.92m x 1.70m)

BASEMENT LEVEL

SITTING ROOM

12' 8" x 12' 7" (3.86m x 3.84m)

KITCHEN

9' 0" x 16' 9" (2.74m x 5.11m)

DINING ROOM

9' 5" x 18' 4" (2.87m x 5.59m)

FIRST FLOOR

FAMILY BATHROOM

9' 9" x 6' 8" (2.97m x 2.03m)

BEDROOM ONE

9' 7" x 12' 4" (2.92m x 3.76m)

BEDROOM TWO

13' 5" x 8' 1" (4.09m x 2.46m)

REAR GARDEN

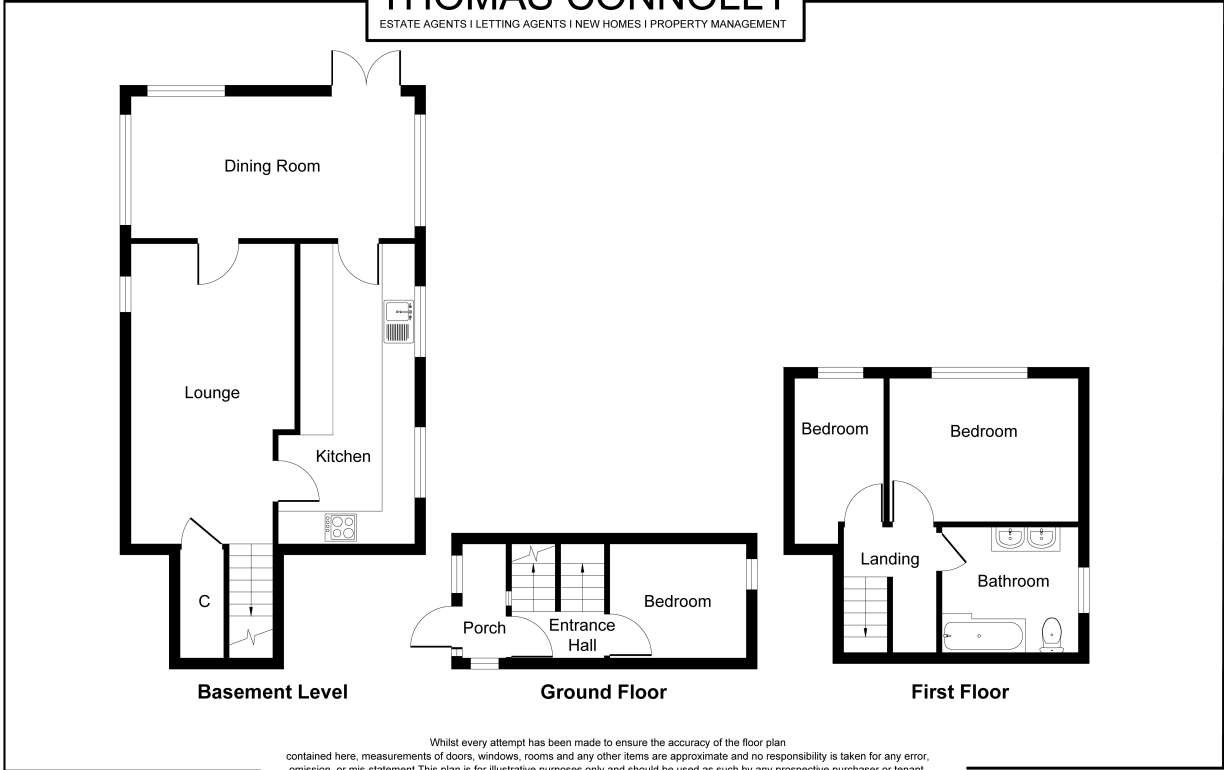






FLOORPLAN & EPC

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	