

# THOMAS CONNOLLY

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## 52 SELBY GROVE, SHENLEY CHURCH END, MILTON KEYNES, MK5 6AG

For Sale | freehold | £485,000



6+



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### Contact us:

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#### Address

Thomas Connolly  
7 Rillaton Walk  
Brooklyn House  
MK9 2FZ



## Property Description

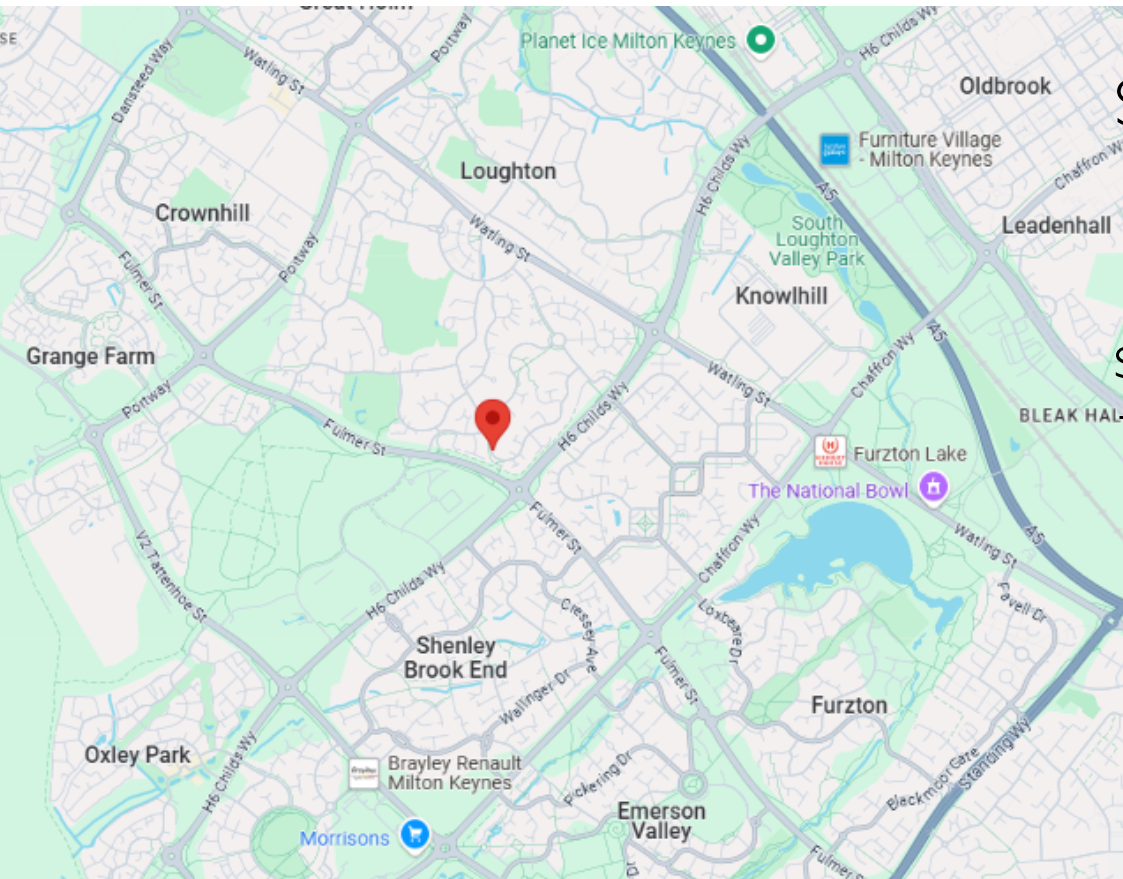
Dating back to 1909, this charming property offers a perfect blend of period features and modern living, boasting generous room sizes, high ceilings, and an abundance of natural light throughout. The accommodation comprises a welcoming entrance hall, a spacious living room with feature fireplace, a separate dining room, and a beautifully appointed modern kitchen finished to a high standard. Upstairs, the property benefits from two substantial double bedrooms and a well-presented family bathroom. The home retains much of its original character, while offering contemporary finishes suited to modern lifestyles.

Externally, this home truly stands out with its extensive rear garden, offering a private and tranquil outdoor space ideal for entertaining or relaxing. Further benefits include gated side access and a versatile outdoor room, currently used as a home office/gym — perfect for remote working or leisure use.





# Property Address



## Location

Shenley Church End is a desirable and well-established area of Milton Keynes, within easy reach of local shops, highly regarded schools, and picturesque countryside walks. The property also offers convenient access to Central Milton Keynes, the A5 and Milton Keynes Central railway station, providing a direct link to London Euston in approximately 35 minutes.



## THOMAS CONNOLLY ESTATE AGENTS

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## Room Descriptions:

### **ENTRANCE HALL**

KITCHEN / DINING ROOM

24' 2" x 15' 9" (7.37m x 4.80m)

SITTING ROOM

16' 8" x 15' 6" (5.08m x 4.72m)

DOWNSTAIRS CLOAKROOM

### **FIRST FLOOR**

BEDROOM ONE

14' 6" x 16' 6" (4.42m x 5.03m)

BEDROOM TWO

15' 1" x 14' 2" (4.60m x 4.32m)

**REAR GARDEN**

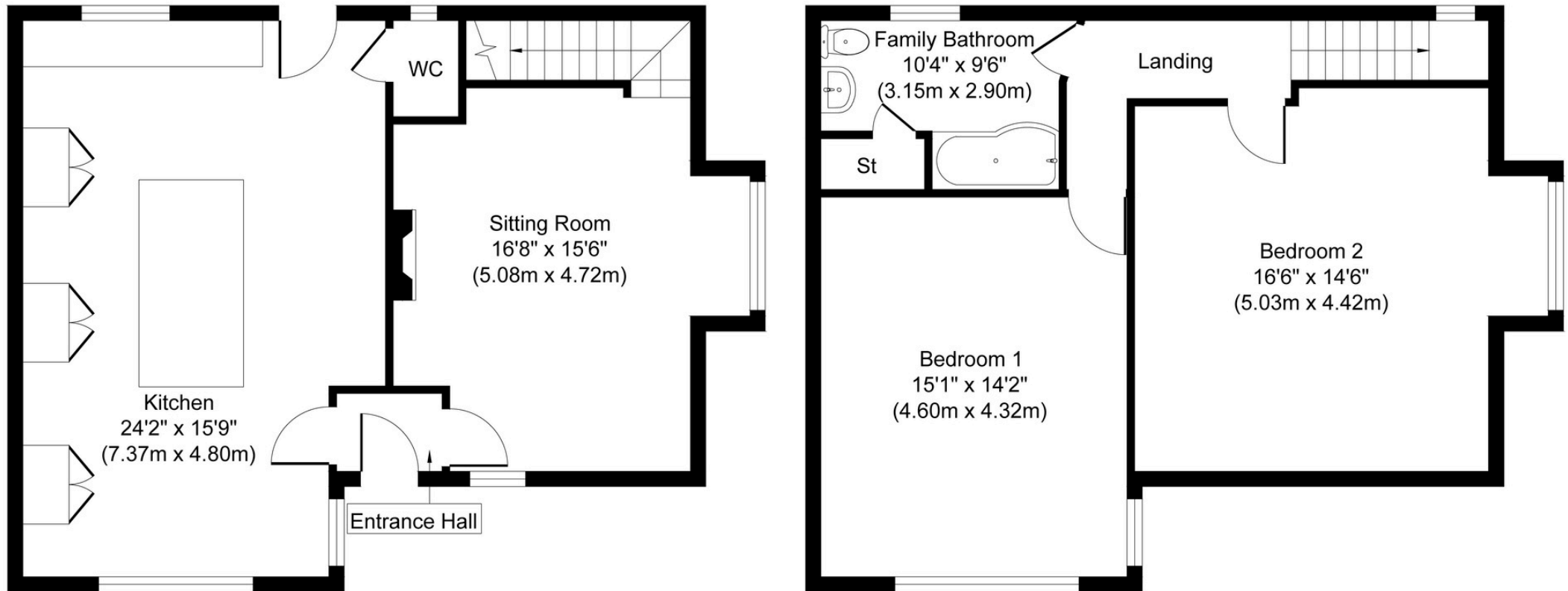
**DRIVEWAY PARKING**





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**Approx. Gross Internal Floor Area 1289 sq. ft / 119.76 sq. m**

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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