



Braunston, Walton Park, MK6 3AU
Offers Over £535,000 Freehold



Set in a cul-de-sac within the small and desirable residential area of Walton Park, this well positioned four-bedroom detached home offers an exceptional lifestyle opportunity. With open parkland, a lake, the River Ouzel, and the Grand Union Canal quite literally on your doorstep, it's an ideal setting for those who enjoy walks, cycling and tranquillity.

The property features three reception rooms and offers excellent potential for improvement and extending (subject to planning permission). Outside, a generous rear garden provides great outdoor space, while the ample frontage includes a driveway with parking for four vehicles and access to the garage.

Offered for sale with no onward chain, this is a fantastic opportunity to create your ideal family home in a highly regarded location.



Braunston

Woughton Park, MK6 3AU



Walton Park has the Grand Union Canal and River Ouzel on your doorstep along with Walton Lake, paddocks and open green spaces giving a rural setting feel. You are just a short walk from Woughton On The Green Pavilion with playing fields and Milton Keynes Tennis Club. Also nearby are orchards, allotments, family friendly pubs and Caldecotte Lake. There are redways on your doorstep for leisurely walks and cycle rides taking you around picturesque areas. Walton Park gives good road access into Central Milton Keynes as well as the A5, M1 and A421 Bedford Bypass.



From the entrance hall, doors lead to the second reception room, cloakroom, and inner hallway. The second reception room is a flexible space, ideal as a family room, playroom, or home office. It benefits from a window to the front for natural and an external door to the rear, providing direct access to the garden.

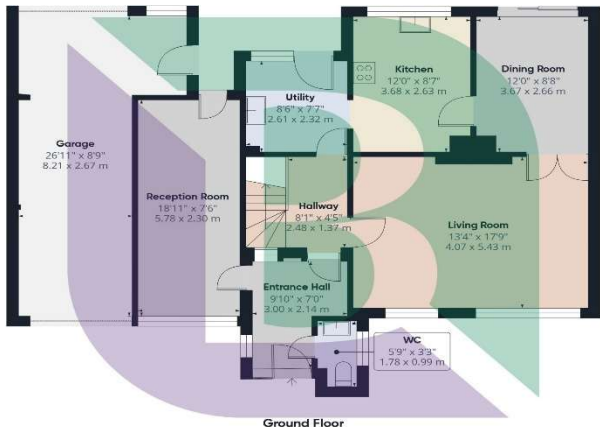
The hallway features stairs rising to the first-floor landing, convenient under-stairs storage, and access to both the living room and utility room. The living room is generously sized and with natural light from two front-facing windows. A feature fireplace with a coal-effect gas fire inset creates a focal point.

Double doors open into the adjoining dining room, which enjoys views over the rear garden via patio doors and includes direct access to the kitchen, creating a natural flow.

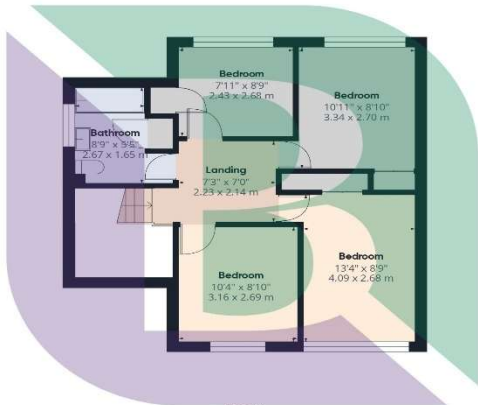
The kitchen, enjoying a pleasant outlook over the rear garden, is fitted with a range of units and drawers, worktop space, complete with an inset one-and-a-half bowl sink unit. A doorway leads through to the utility room, which provides additional storage and work surface, along with an inset sink, and space for both a washing machine and tumble dryer. A rear door offers convenient access to the garden.

The first-floor landing provides access to the family bathroom, which is fitted with a white suite, along with four bedrooms—three of which benefit from built-in storage.

Externally to the rear is a generous size enclosed rear garden, with a gravelled and decked area, raise planting beds and steps leading up to the lawn. To the front is a lawn and block paved driveway providing parking for four vehicles leading up to the front door and garage.



Ground Floor



Floor 1



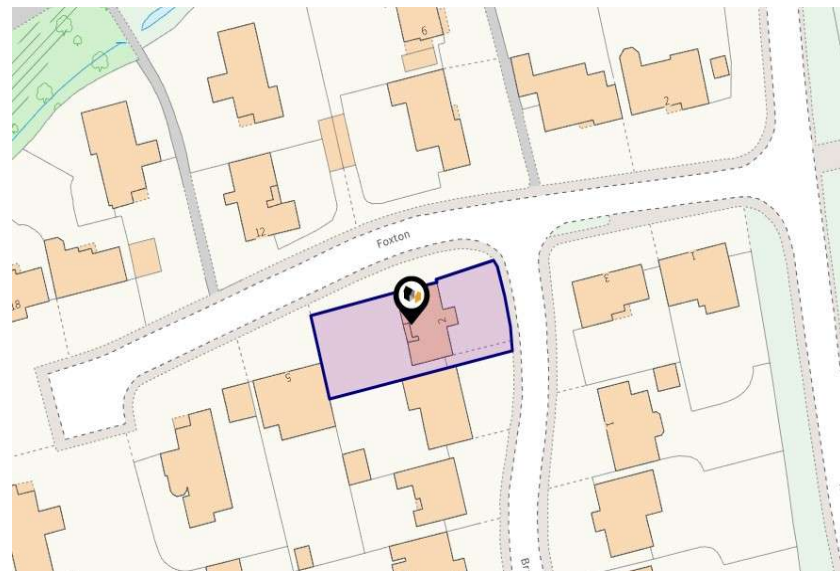
Approximate total area⁽¹⁾
1596 ft²
148.4 m²


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales	EU Directive 2002/91/EC 	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

