







**£425,000**

Situated in the popular and modern development of Oakridge Park, this four-bedroom semi-detached family home is offered to the market chain free with many benefits including two reception rooms, kitchen, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, private rear garden, garage and allocated parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Door to lounge, radiator, stairs rising to first floor.

## CLOAKROOM

Low level WC with push button flush, pedestal wash hand basin, radiator, extractor fan.

## LOUNGE

UPVC double glazed window to front aspect. Door to kitchen/dining room, television, radiator.

## KITCHEN/DINER

UPVC double glazed door to side, UPVC double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, wall-mounted boiler, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, hob with extractor hood over, one and a half bowl and drainer sink with mixer tap, radiator, door to cloakroom.

## LANDING

Airing cupboard housing water tank, doors to bedrooms two, three, four and bathroom, stairs rising to bedroom one.

## BEDROOM TWO

UPVC double glazed window to rear aspect. Radiator.

## BEDROOM THREE

UPVC double glazed window to front aspect. Radiator.

## BEDROOM FOUR

UPVC double glazed window to rear aspect. Radiator.

## BATHROOM

UPVC double glazed frosted window to front aspect. Low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, part tiled walls.

## BEDROOM ONE

UPVC double glazed window to front aspect, skylight. Radiator, door to en-suite, built-in cupboard, access to loft space.

## EN-SUITE

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, fully tiled shower cubicle, extractor fan.

## OUTSIDE

## GARAGE/PARKING

Garage. Allocated parking for two cars.

## FRONT GARDEN

Path to front door, flower/shrub beds.

## REAR GARDEN

Laid to artificial grass with outside tap, outside light, enclosed by timber fence

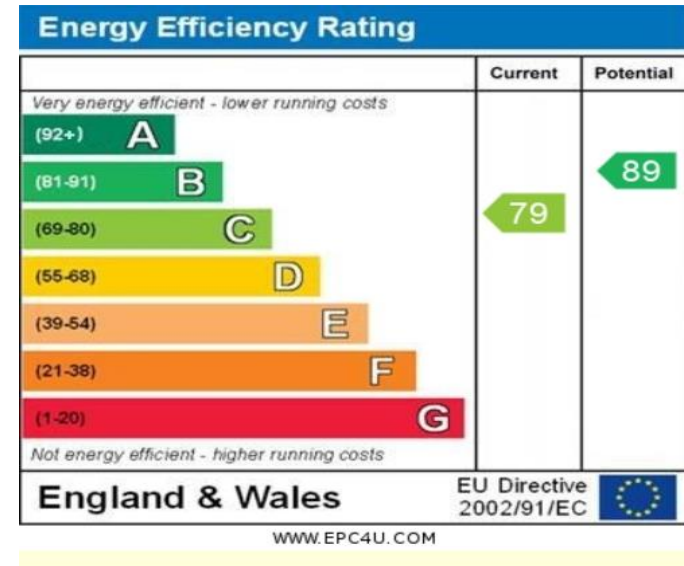
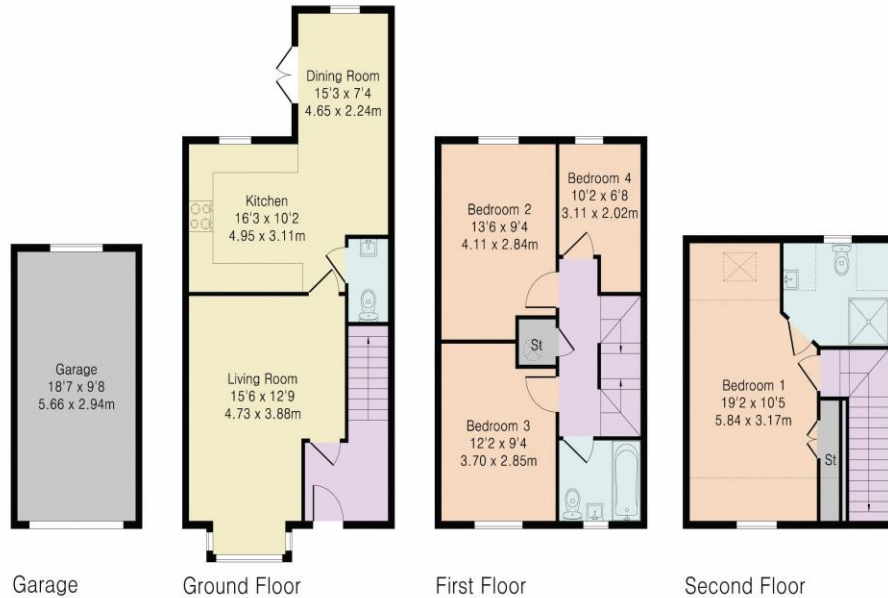
## Approximate Gross Internal Area 1414 sq ft - 132 sq m

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 422 sq ft – 39 sq m

Second Floor Area 311 sq ft – 29 sq m

Garage Area 179 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | miltonkeynes@maea.co.uk