





£435,000

Located within the ever sought after location of Oakridge Park this four bedroom semi-detached home is offered to the market with many benefits including a lounge, kitchen/diner, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, garage, driveway parking and the added benefit of no upper chain.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Doors to cloakroom, kitchen/diner and lounge, stairs rising to first floor, radiator, tiled floor.

CLOAKROOM

UPVC double glazed frosted window to the front. Low level WC with push button flush, pedestal wash hand basin, splashback tiling, radiator, tiled floor.

SITTING ROOM

UPVC double glazed French doors to garden, UPVC double glazed window to the rear. Radiator, television point, telephone point.

KITCHEN/DINER

UPVC double glazed bay window to the front. Fitted with a range of base and eye level units with square-edge quartz work surface over, stainless steel inset sink with mixer tap over, built-in electric double oven, four-ring gas hob with extractor hood over, fridge freezer, dishwasher and washer dryer, under unit lighting, radiator, tiled floor, spotlights.

LANDING (First Floor)

Doors to bedrooms two, three, four and bathroom, stairs rising to second floor, airing cupboard housing hot water tank, storage cupboard.

BEDROOM TWO

UPVC double glazed window to the front. Radiator.

BEDROOM THREE

UPVC double glazed window to the rear. Radiator, built-in wardrobe.

BEDROOM FOUR

UPVC double glazed window to the rear. Radiator, television point, telephone point.

BATHROOM

UPVC double glazed frosted window to the front. low level WC with push button flush, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over and wall-mounted shower, splashback tiling, tiled floor, heated towel rail, extractor fan, spotlights.

LANDING (Second Floor)

Door to bedroom one, storage cupboard housing wall-mounted boiler.

BEDROOM ONE

UPVC double glazed window to the front, double glazed Velux window to the rear. Two radiators, television point, built-in storage with shelf and hanging rail, access to loft space, door to en-suite.

EN-SUITE

Double glazed Velux window to the rear. Low level WC with push button flush, pedestal wash hand basin, fully tiled double width shower cubicle with wall-mounted shower, radiator, part tiled walls, tiled floor, spotlights, shaver point.

OUTSIDE

GARAGE/PARKING

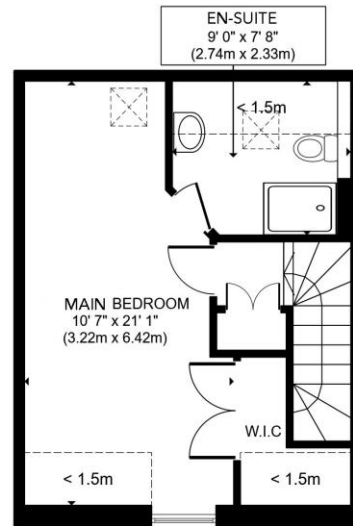
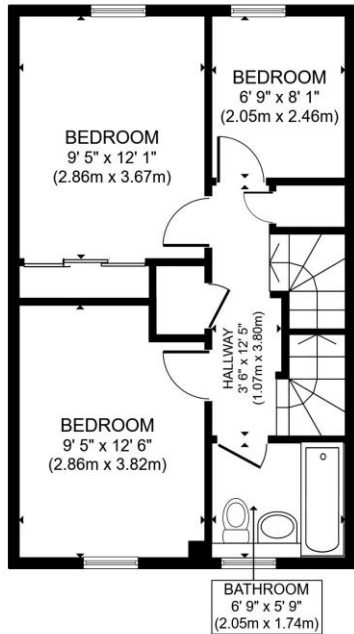
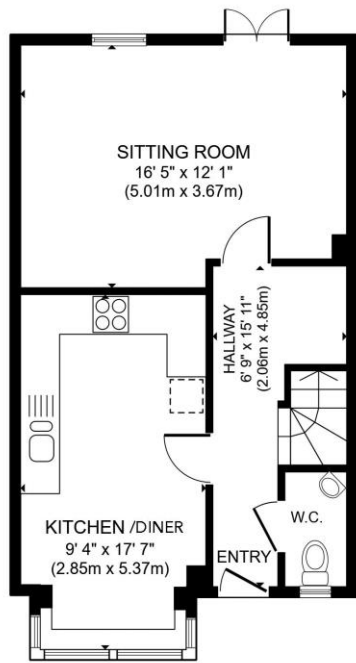
Single garage with metal up and over door, power and lighting. Driveway parking/carport for multiple vehicles.

FRONT GARDEN

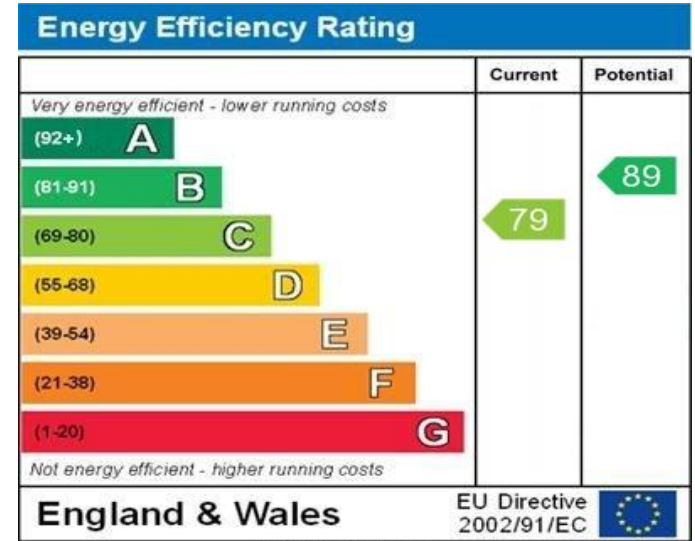
Wrought iron fencing, path to front door, gravel area, outside light.

REAR GARDEN

Enclosed by timber fence panelling, mainly laid to artificial lawn, patio areas, side gated access, slated area, gravel borders, outside tap.



GROSS INTERNAL AREA
 FLOOR 1 465 sq.ft. (43.2 m²) FLOOR 2 442 sq.ft. (41.1 m²) FLOOR 3 293 sq.ft. (27.2 m²)
 EXCLUDED AREAS : REDUCED HEADROOM 55 sq.ft. (5.1 m²)
 TOTAL : 1,200 sq.ft. (111.5 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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