



Connells

Woodberry Holden Avenue
Oxley Park Milton Keynes



DEVELOPMENTS	
PLOT 1	4 bedroom house
PLOTS 2 & 3	3 bedroom houses
PLOTS 4, 5, 6 & 7	2 bedroom apartments
PLOTS 8, 9 & 10	3 bedroom houses
PLOT 11	4 bedroom house
PLOTS 12 & 13	3 bedroom houses
PLOTS 14, 15 & 16	3 bedroom houses

Site Plan Indicative – to be used for plot identification purposes only. See our Sales Advisor for more detailed information regarding site layout and landscaping.

Property Description

Introducing Woodberry - with contemporary three and four bedroom houses and two bedroom apartments - nestled in the highly popular Oxley Park area.

These architecturally distinctive homes are next to the green spaces of Oxley Park and Shenley Wood as well as being close to local shops, restaurants and a good selection of schools.

This is the perfect setting for both young professionals and families. It is only a 7 minute drive from Woodberry to Milton Keynes Central, links to Birmingham and London are also impressive with London Euston station just over 30 minutes away by train.

KEY FEATURES

- **Landscaped rear garden**
- **Double doors to rear garden**
- **Professionally designed kitchen with under pelmet lighting**
- **EV charging point either on plot or adjacent to allocated parking spaces**
- **Under stairs storage cupboard**
- **Gas central heating - zoned heating control**
- **Choice of ceramic wall tiles to tiled areas from Porcelanosa range**
- **Built in appliances to include Induction hob, dishwasher, fridge freezer, oven and washer/dryer**



Living Room

18' 1" x 14' 4" (5.51m x 4.37m)

Kitchen / Dining

17' 4" x 11' 5" (5.28m x 3.48m)

Bedroom One

15' 5" x 9' 10" (4.70m x 3.00m)

En Suite

6' 8" x 4' 7" (2.03m x 1.40m)

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom Three

11' 6" x 7' 1" (3.51m x 2.16m)

Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)

Paul Newman Homes

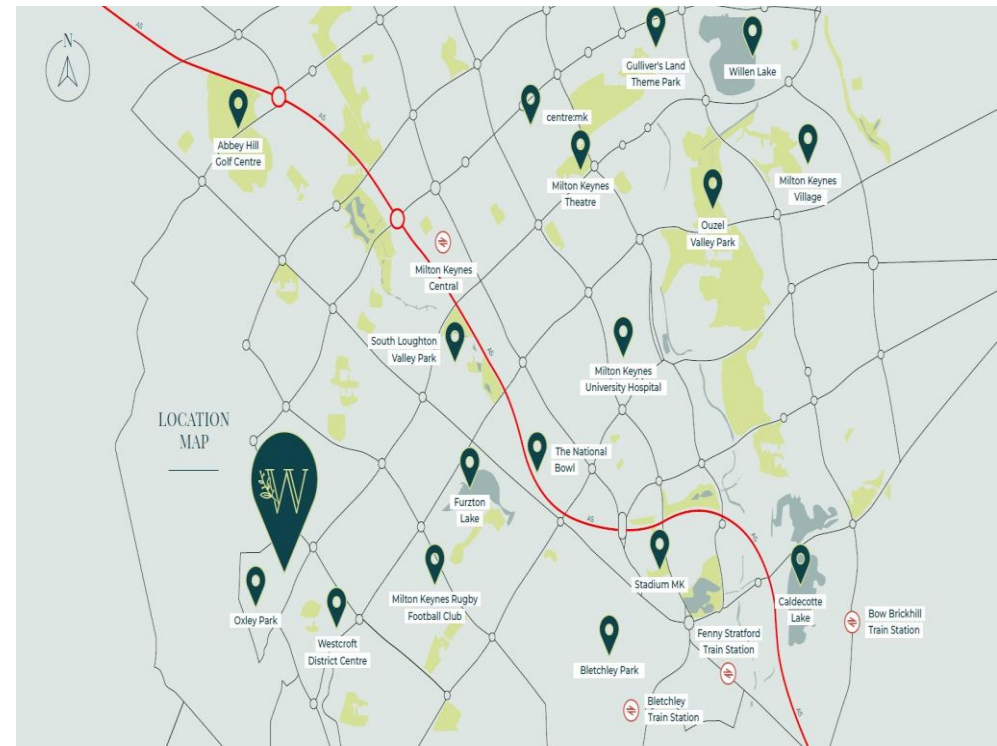
From design to completion, Paul Newman New Homes are created with your needs prioritised at every stage. No detail is too small for us to perfect.

Whether you choose a house or an apartment you'll be living in a spacious, stylish home where many essential features come as standard. Our innovative approach delivers building that reflect how people live today and are flexible enough to adapt to how they might want to live in the future.

Our main focus is offering an exceptional product that meets the needs and desires of homeowners. We pay close attention to the finer details to create bespoke, modern homes that are liveable as they sophisticated.

Agents Note

CGI's are used for advertising purposes and may differ from the final built property. Photos may not be plot specific but used to show build quality.



PLOT 9

3 BEDROOM TERRACE HOUSE



PLOT 9

98.4 SQ M / 1,059 SQ FT

FLOORPLAN



LIVING ROOM	5.50m X 4.37m	18'1" X 14'4"
KITCHEN/DINING	5.27m X 3.47m	17'4" X 11'5"
BEDROOM 1	4.68m X 3.00m	15'5" X 9'10"
ENSUITE	2.02m X 1.40m	6'8" X 4'7"
BEDROOM 2	3.60m X 3.00m	11'10" X 9'10"
BEDROOM 3	3.49m X 2.15m	11'6" X 7'1"
BATHROOM	2.15m X 1.97m	7'1" X 6'6"
TOTAL	98.4 sq m	1,059 sq ft

*Small double bed



To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
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EPC Rating: Exempt

view this property online [connells.co.uk/Property/MKN318874](https://www.connells.co.uk/Property/MKN318874)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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