



**Connells**

Woodberry Holden Avenue  
Oxley Park Milton Keynes



## 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.

Stamp duty paid subject to T&C's.

## KEY FEATURES

- **Amazing Balcony off master bedroom**
- **Professionally designed kitchen with under pelmet lighting**
- **Built in appliances to include induction hob, dishwasher, fridge freezer, oven and washer/dryer**
- **Choice of ceramic wall tiles to tiled areas from Porcelanosa range**
- **Built in wardrobe to master and second bedroom**
- **Gas central heating - zoned heating control**
- **EV charging point either on plot or adjacent to allocated parking spaces**
- **En suite to master bedroom**



## Living Room

16' 5" x 12' ( 5.00m x 3.66m )

With double doors opening onto rear garden

## Kitchen/Dining

17' 6" x 8' 11" ( 5.33m x 2.72m )

With dining area at the front of the home

## Bedroom One

23' 8" x 12' 10" ( 7.21m x 3.91m )

Situated on the top floor. This bedroom has built in wardrobes and leads out onto a balcony to the front measuring 16' 7 x 5' 2

## En Suite

8' 1" x 7' 4" ( 2.46m x 2.24m )

## Bedroom Two

16' 5" x 12' 1" ( 5.00m x 3.68m )

Situated at the rear of the home. Built in wardrobes are installed

## Bedroom Three

14' 1" x 8' 11" ( 4.29m x 2.72m )

Situated at the front of the home.

## Family Bathroom

7' 2" x 5' 11" ( 2.18m x 1.80m )

## 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.

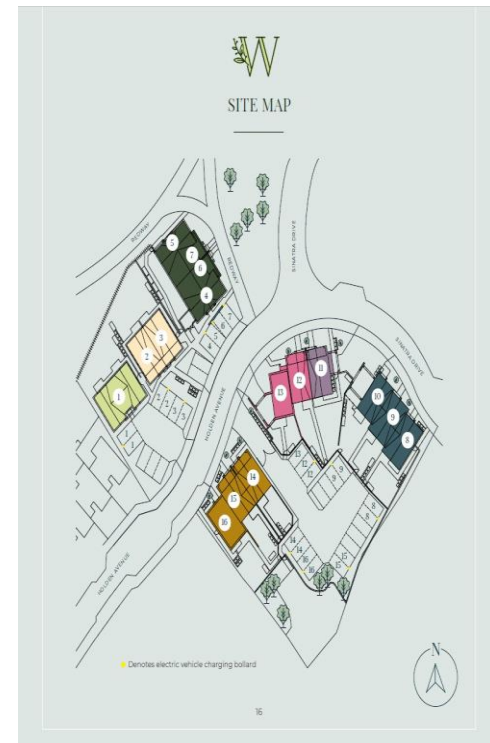
Our main focus is offering an exceptional product that meets the needs and desires of homeowners. We pay close attention to the finer details to create bespoke, modern homes that are liveable as they sophisticated.

## Plot Size

1,396 sq ft

## Agents Note

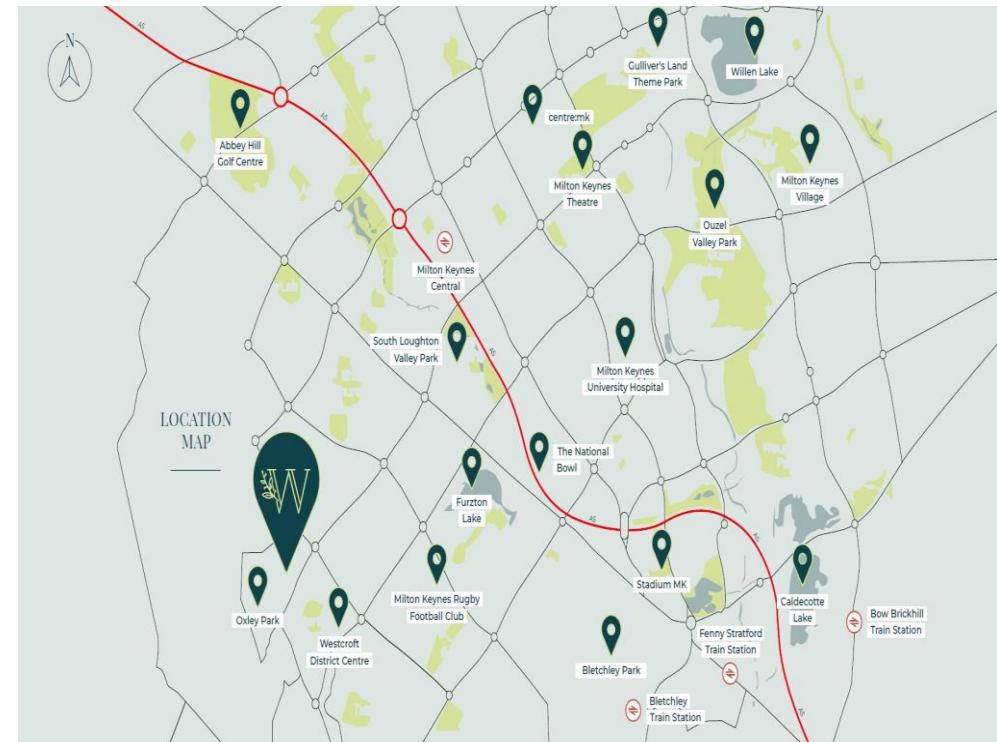
CGI's are used for advertising purposes and may differ from the final built property. Photos may not be plot specific but used to show build quality.



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
PLOTS 11	4 bedroom house
PLOT 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.

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PLOTS 2 & 3\*

3 BEDROOM SEMI-DETACHED HOUSE



PLOT 2 PLOT 3\*

129.7 SQ M / 1,396 SQ FT

\*Handed

FLOORPLAN



LIVING ROOM	5.01m X 3.66m	16'5" X 12'0"
KITCHEN/DINING	5.32m X 2.71m	17'6" X 8'11"
BEDROOM 1	7.12m X 3.90m	23'8" X 12'10"
ENSUITE	2.45m X 2.23m	8'1" X 7'4"
BEDROOM 2	5.01m X 3.67m	16'5" X 12'1"
BEDROOM 3	4.28m X 2.70m	14'1" X 8'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
TOTAL	129.7 sq m	1,396 sq ft



To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/MKN319025](https://www.connells.co.uk/Property/MKN319025)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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