

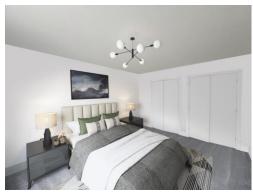
Connells

Woodberry Holden Avenue Oxley Park Milton Keynes

# Woodberry Holden Avenue Oxley Park Milton Keynes MK4 4HS







#### **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.

The 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**

- Built in appliances to include induction hob, dishwasher, fridge freezer, oven and washer/dryer
- Choice of kitchen units and worktops from selected range
- Plot size 1,649 sq ft.Ceiling heights on ground floor of 9 ft.
- Built in wardrobes to master and second bedroom
- Double doors to rear garden
- Landscaped rear garden
- Private parking
- Utility Room

**Living Room** 

16' 11" x 11' 10" ( 5.16m x 3.61m )
With French doors opening onto rear garden

#### Kitchen

14' x 11' 2" ( 4.27m x 3.40m ) Open to Dining/Family room

**Dining/Family Room** 

15' 4" x 11' 2" ( 4.67m x 3.40m ) Leading to Utility Room. French doors opening onto rear garden.

#### Cloakroom

Off entrance hallway

Study

11' 2" x 7' 9" ( 3.40m x 2.36m )

**Bedroom One** 

14' x 11' 3" ( 4.27m x 3.43m )

**En Suite** 

7' 3" x 4' 8" ( 2.21m x 1.42m )

## **Bedroom Two**

12' 5"  $\times$  10' 6" (  $3.78 m \times 3.20 m$  ) Installed wardrobe. Situated at the rear of the home.

## **Bedroom Three**

 $12' 4" \times 11' 2"$  (  $3.76m \times 3.40m$  ) Situated at the front of the home.

## **Bedroom Four**

 $11' 3" \times 8' 5" (3.43m \times 2.57m)$  Situated at the front of the home.

**Family Bathroom** 

7' 3" x 6' 4" ( 2.21m x 1.93m )

#### **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**

1,649 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.





## PLOT 1

4 BEDROOM DETATCHED HOUSE



153.2 SQ M / 1,649 SQ FT

To view this property please contact Connells on

## T 01908 674 141 E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard MILTON KEYNES MK9 2AD

view this property online connells.co.uk/Property/MKN319024

### FLOORPLAN



TOTAL	153.2 sq m	1,649 sq ft
BATHROOM	2.20m X 1.93m	7'3" X 6'4"
BEDROOM 4	3.42m X 2.55m	11'3" X 8'5"
BEDROOM 3	3.75m X 3.39m	12'4" X 11'2"
BEDROOM 2	3.79m X 3.19m	12'5" X 10'6"
ENSUITE	2.20m X 1.43m	7'3" X 4'8"
BEDROOM 1	4.26m X 3.42m	14'0" X 11'3"
STUDY	3.39m X 2.37m	11'2" X 7'9"
DINING/FAMILY	4.66m X 3.39m	15'4" X 11'2"
KITCHEN	4.27m X 3.39m	14'0" X 11'2"
LIVING ROOM	5.15m X 3.60m	16'11" X 11'10"





Tenure: Freehold





INDICE LAUNDERING RESULTATIONS intending pricriasers 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 order to contact. 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 buyer terest to check the working condition of any appliances.

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**EPC Rating: Exempt**