



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.

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" x 10' 6" (3.78m x 3.20m)
Installed wardrobe. Situated at the rear of the home.

Bedroom Three

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

Bedroom Four

11' 3" x 8' 5" (3.43m x 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 DETACHED HOUSE



153.2 SQ M / 1,649 SQ FT

FLOORPLAN



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



To view this property please contact Connells on

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EPC Rating: Exempt

view this property online [connells.co.uk/Property/MKN319024](https://www.connells.co.uk/Property/MKN319024)

Tenure: Freehold



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