



**Connells**

Wynyard Court  
Oldbrook MILTON KEYNES





## Property Description

Connells Estate Agents are pleased to bring to the market this three bedroom house in the popular and sought after area of Oldbrook, that has recently been refurbished to a high modern standard and would make a great family home.

The accommodation includes an entrance hallway, cloakroom, living room, kitchen / diner, conservatory, three bedrooms and a bathroom. Outside there is a private rear garden, whilst to the front the property offers a driveway providing off road parking. There is gas central heating and double glazing.

## The Area

Oldbrook is a popular and sought after area within Milton Keynes. The location allows walking distance into the town centre, which offers a wide range of retail, recreational and entertainment facilities.

In the town centre you will find Centre:MK offering access to well known high street shops, as well as the theatre district and Xscape building offering access to a range of restaurants, bars, a cinema and other entertainment facilities.

The mainline train station is also within walking distance, which offers regular and direct links into London Euston with journey times of approximately 30-35 minutes, making this an ideal location for commuters. Milton Keynes also offers great access to main trunk roads, such as the A5, A421, A422 and A509. Junctions 13 & 14 of the M1 also connect to Milton Keynes.

There are a number of retail parks that are also within a short drive, where you will also find large supermarkets. Oldbrook is on a regular bus route offering routes across the town.

## Entrance Hall

Door and window to front aspect, wall mounted radiator, laminated floor, stairs rising to first floor.

## Cloakroom

Window to front aspect, housing low level WC and wash hand basin, part tiled, laminated floor.

## Lounge

16' 7" Maximum x 14' 8" Maximum ( 5.05m Maximum x 4.47m Maximum )

Window to front aspect, wall mounted radiator, sliding doors to conservatory and under stairs storage cupboard.

## Kitchen

11' 2" x 7' 5" ( 3.40m x 2.26m )

Window to rear aspect, part tiled fitted kitchen with a mix of wall and base level units, work surfaces incorporating sink unit, electric hob and oven, cooker hood over.

## Conservatory

Window to rear aspect and door to garden.

## Landing

Window to front aspect, airing cupboard, doors to all upstairs rooms.

## Bedroom 1

10' 6" x 8' 7" ( 3.20m x 2.62m )

Window to front aspect, wall mounted radiator.

## Bedroom 2

10' 2" x 8' 5" ( 3.10m x 2.57m )

Window to rear aspect, wall mounted radiator, loft access.

## Bedroom 3

10' 2" Maximum x 5' 7" Maximum ( 3.10m Maximum x 1.70m Maximum )

Window to rear aspect, wall mounted radiator, cupboard.

## Bathroom

Fully tiled suite comprising of low level WC and wash hand basin, bath with mixer taps and shower over. Window to front aspect, wall mounted radiator, extractor fan.

## Garage

Front of garage part retained for storage, up and over door.

## Front Garden

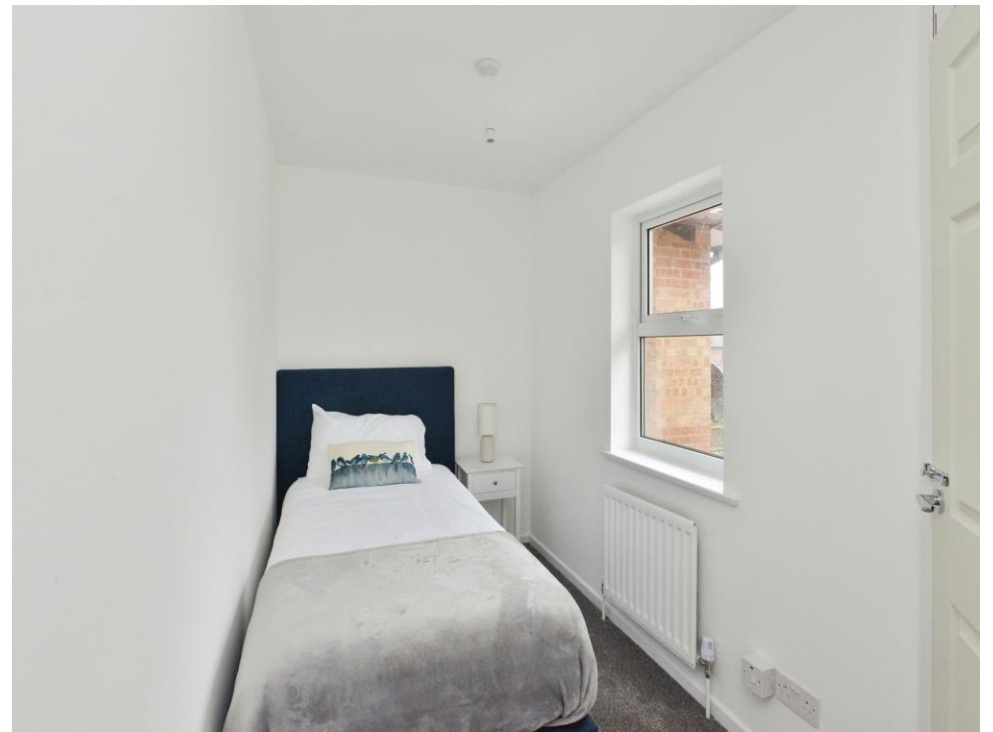
Driveway with off road parking for 2 to 3 vehicles and shrub borders.

## Rear Garden

Enclosed timber fence, patio area, lawned area and a shed.



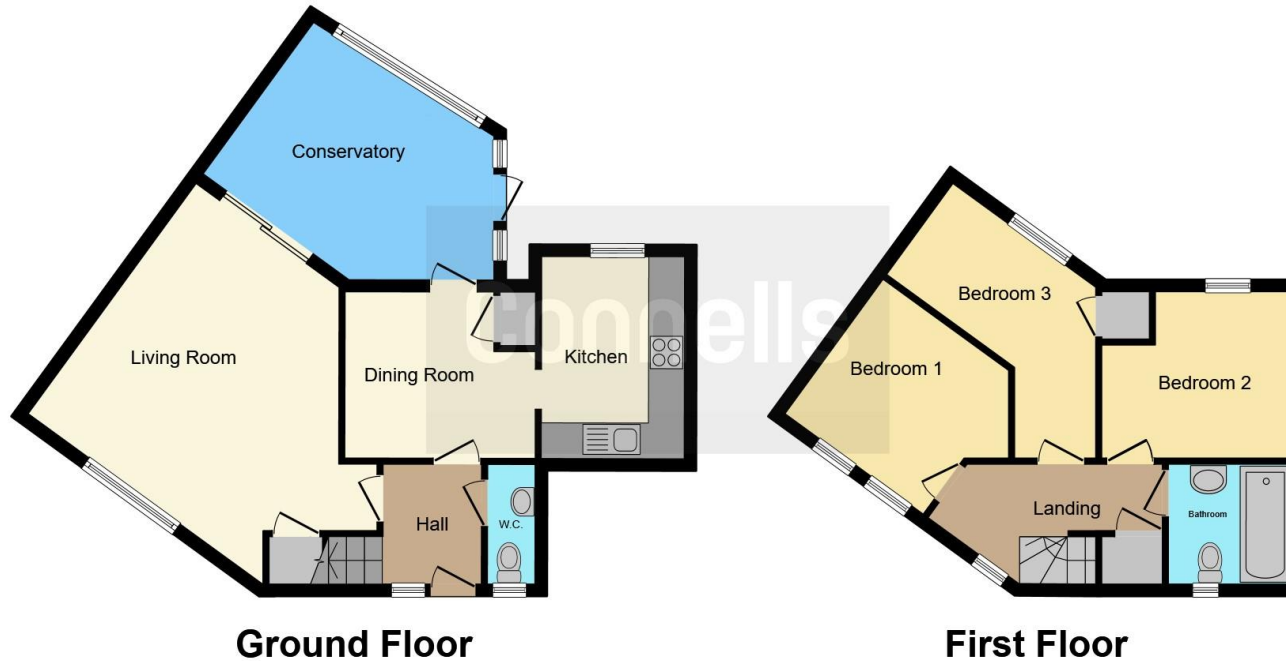












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKN319323](http://connells.co.uk/Property/MKN319323)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKN319323 - 0002