



Limbrey Drive, Olney MK46 5GE

welcome to

Limbrey Drive, Olney

NO ONWARD CHAIN! Situated in the popular north Bucks town of Olney is this modern, END OF TERRACE family home. Immaculately presented the property benefits from a DOWNSTAIRS CLOAKROOM, kitchen with INTEGRATED appliances, BEDROOM ONE with ENSUITE SHOWER ROOM, PARKING and GARDENS.

Entrance Hall:

Door to front, stairs rising to first floor landing with under stairs storage, radiator.

Lounge:

13' 9" max x 12' 1" max (4.19m max x 3.68m max)
Double glazed window to front, electric fire, T.V. points, radiator. Door leading to kitchen.

Kitchen / Diner:

12' 5" x 9' 3" (3.78m x 2.82m)
Fitted with a range of wall and base units with work surfaces over, sink with drainer, integrated appliances, combination boiler, wood effect flooring, double glazed window to rear, patio doors leading to rear garden, door to lounge, storage cupboard and cloakroom.

Cloakroom:

Fitted with a suite to comprise: Wash hand basin and w.c. Extractor fan, tiling to splash backs, radiator.

First Floor Landing:

Doors leading to bedrooms and bathroom, radiator. Access to partly boarded loft.

Bedroom One:

12' 1" max x 11' 1" max (3.68m max x 3.38m max)
Double glazed window to front, T.V. point, radiator.

En-Suite:

Fitted with a suite to comprise: Shower, wash hand basin and w.c. Extractor fan, radiator, double glazed window to front.

Bedroom Two:

11' 1" x 8' 6" (3.38m x 2.59m)
Double glazed window to rear, radiator.

Bedroom Three:

11' 1" max x 6' 5" max (3.38m max x 1.96m max)
Double glazed window to rear, radiator.

Bathroom:

Fitted with a suite to comprise: Bath with mixer tap and shower fixture over, wash hand basin and w.c. partly tiled, extractor fan, radiator, wood effect flooring.

Outside:

Front Garden:

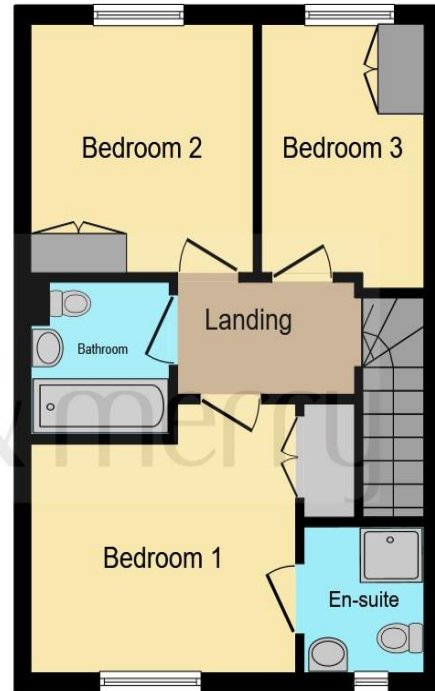
Gravel frontage with pathway leading to front door. Driveway to the side providing off road parking for two cars.

Rear Garden:

South west facing garden laid with Astro turf and gravel, entertaining area, water tap, access to the driveway.



Ground Floor



First Floor

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



welcome to
Limbrey Drive,
Olney

- NO ONWARD CHAIN - MODERN END OF TERRACE
- IMMACULATELY PRESENTED
- THREE BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- GARDENS AND PARKING

Tenure: Freehold EPC Rating: B

offers in excess of

£375,000



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Property Ref:
NPL107236 - 0003

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brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)