



**Selkirk Drive, Oakridge Park MILTON KEYNES MK14 6FH**

**welcome to**

## **Selkirk Drive, Oakridge Park MILTON KEYNES**

A SEMI-DETACHED TOWN HOUSE situated close to local amenities, local parks and greenery offering WELL PRESENTED accommodation and benefiting from a DOWNSTAIRS CLOAKROOM, KITCHEN/DINER, 1st floor THREE BEDROOMS and BATHROOM, 2nd floor MAIN BEDROOM with ENSUITE. Outside gardens and GARAGE.

### **Entrance Hall:**

Door to front, window to front, stairs rising to first floor landing, door to lounge.

### **Lounge:**

18' max x 12' 6" max ( 5.49m max x 3.81m max )  
Double glazed bay window to front, radiator, T.V. point.

### **Kitchen / Dining Area:**

19' max x 16' 1" max ( 5.79m max x 4.90m max )  
Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl stainless steel sink with drainer, integrated fridge freezer, double oven, gas hob with extractor fan over, integrated washing machine, integrated dish washer, double glazed window to rear.

### **Dining Area:**

Double glazed patio doors to rear, double glazed window to rear, door to cloakroom.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c. Tiling to splash backs, tiled floor, extractor fan, radiator.

### **Landing:**

Doors to three bedrooms and bathroom, cupboard housing mega flow tank.

### **Bedroom Two:**

13' 6" max x 9' 2" max ( 4.11m max x 2.79m max )  
Double glazed window to rear, radiator.

### **Bedroom Three:**

12' 2" max x 9' 3" max ( 3.71m max x 2.82m max )  
Double glazed window to front, radiator.

### **Bedroom Four:**

10' 2" max x 6' 5" max ( 3.10m max x 1.96m max )  
Double glazed window to rear, radiator.

### **Family Bathroom:**

Fitted with a suite to comprise: Bath with mixer tap and hand held shower fixture, wash hand basin and w.c. Tiling to splash backs, heated towel rail, wood effect flooring, extractor fan, double glazed window to front.

### **Second Floor:**

#### **Main Bedroom:**

20' 2" max x 10' 4" max ( 6.15m max x 3.15m max )  
Double glazed window to front, skylight to rear, integrated wardrobe space, two radiators.

#### **En-Suite Bathroom:**

Fitted with a suite to comprise: Bath with mixer tap and hand held shower fixture, wash hand basin and w.c. Tiling to splash backs, heated towel rail, wood effect flooring, extractor fan, double glazed window to rear.

#### **Outside:**

##### **Rear Garden:**

Paved with gravel area ideal for entertaining, outdoor tap, gated access to rear. Access to rear leading to allocated parking for two cars.

#### **Garage:**

With up and over door.





**Ground Floor**

**First Floor**

**Second 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](http://www.focalagent.com)



**welcome to**  
**Selkirk Drive,**  
**Oakridge Park MILTON KEYNES**

- TOWN HOUSE
- FOUR BEDROOMS; THE MAIN WITH EN-SUITE
- KITCHEN/DINING AREA
- DOWNSTAIRS CLOAKROOM
- GARDENS AND GARAGE

Tenure: Freehold EPC Rating: C

guide price

**£415,000**



**view this property online** [brownandmerry.co.uk/Property/NPL107240](https://www.brownandmerry.co.uk/Property/NPL107240)



Property Ref:  
NPL107240 - 0010

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



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



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