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To arrange a viewing  
please call 01908 675747

This INCREDIBLY WELL PRESENTED HOME benefits from a FULLY LANDSCAPED REAR GARDEN, EN SUITE to MASTER BEDROOM, DOWNSTAIRS CLOAKROOM, BRAND NEW CARPETS, plus OFF ROAD ALLOCATED PARKING to the REAR ASPECT. Within a FANTASTIC SCHOOL CATCHMENT area, this is the IDEAL FAMILY or FIRST TIME BUYERS HOME.

In further detail, this property comprises of a entrance hall, spacious living room, kitchen/diner and a downstairs cloakroom to the ground floor. Upstairs consists of a spacious master bedroom with en-suite, bedroom two and bedroom three, plus a family bathroom with a three piece suite.

To the rear is a fully landscaped rear garden, plus gated access to a private car park with allocated parking for one vehicle. To the front of the property there are several communal visitor parking bays and local green spaces.

- Fully Landscaped Rear Garden
- Off Road Parking to the Rear Aspect
- En Suite to the Master Bedroom
- Great School Catchment Area
- Downstairs Cloakroom
- Highly-Sought After Location

#### LOCATION: OXLEY PARK

Oxley Park lies to the far western side of the city. Local shopping can be carried out at the nearby Westcroft Centre, which has a large supermarket and varied selection of other stores. Schools within the area include Oxley Park Primary School and Hazeley School for secondary education.

#### ENTRANCE HALL

#### DOWNSTAIRS CLOAKROOM

#### LIVING ROOM

17'1" x 14'7"

#### KITCHEN/DINER

14'7" x 8'11"

#### LANDING

#### MASTER BEDROOM

12'0" x 8'1"

#### EN SUITE

#### BEDROOM TWO

10'7" x 8'1"

#### BEDROOM THREE

8'7" x 6'1"

#### FAMILY BATHROOM

#### PRIVATE REAR GARDEN

#### ALLOCATED PARKING

#### TENURE

Freehold

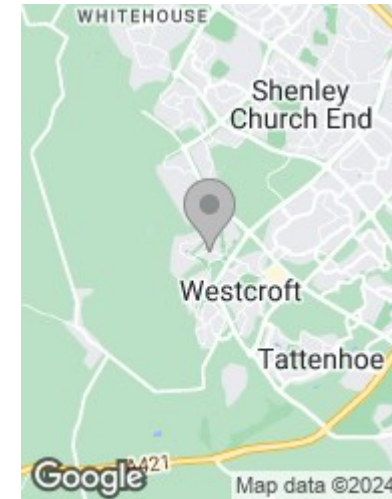
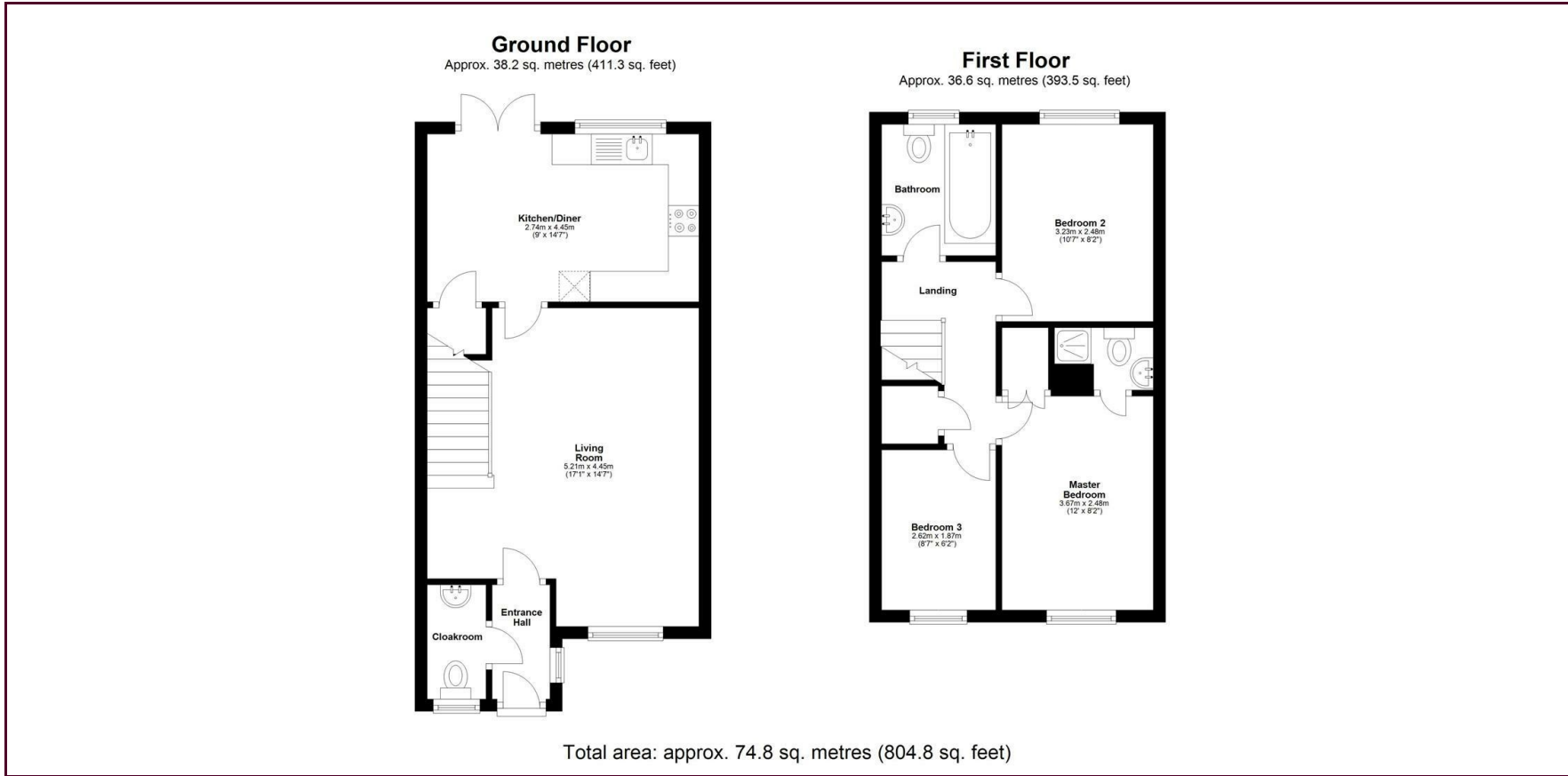
#### NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

