



To arrange a viewing
please call 01908 675747

*** OFFERED CHAIN FREE *** This DETACHED FAMILY HOME is located WITHIN WALKING DISTANCE of CENTRAL MILTON KEYNES RAIL STATION and SHOPPING CENTRE, making it IDEAL for any COMMUTERS. The property BOASTS THREE BEDROOMS, including a EN SUITE to the MASTER BEDROOM, a SPACIOUS OPEN PLAN LOUNGE/DINER, LARGE KITCHEN, DOWNSTAIRS CLOAKROOM, FRONT AND REAR GARDENS, SINGLE GARAGE, plus DRIVEWAY PARKING for up to THREE VEHICLES.

- Walking Distance to CMK Rail Station and Shopping
- Single Garage and Driveway Parking
- En Suite to Master Bedroom
- Downstairs Cloakroom
- Private Rear Garden with Potential to Extend STPP
- Spacious Lounge Diner

LOCATION: OLDBROOK

Oldbrook is situated within close proximity of Milton Keynes' shopping centre and Central Railway Station. The school in the area is Oldbrook First School with Meadfurlong Middle School, St. Paul's Catholic High School, Milton Keynes Academy and Milton Keynes College close by. This stretch of pleasant parkland is enjoyed and used by both residents and sports groups and has its own pavilion. Oldbrook is well served by shops and has two day nurseries within the area.

FIRST FLOOR

Entrance Hall

Downstairs Cloakroom
5'9" x 2'7"

Kitchen
16'0" x 8'9"

Living Room
12'2" x 10'0"

Dining Room
10'1" x 9'4"

FIRST FLOOR

Master Bedroom
12'2" x 10'2" plus 0'8" x 0'8"



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En-suite
8'9" x 4'10"

Bedroom Two
10'0" x 9'4"

Bedroom Three
8'9" x 6'7"

Family Bathroom
6'6" x 5'6"

Single Garage
16'5" x 10'4"

Driveway Parking

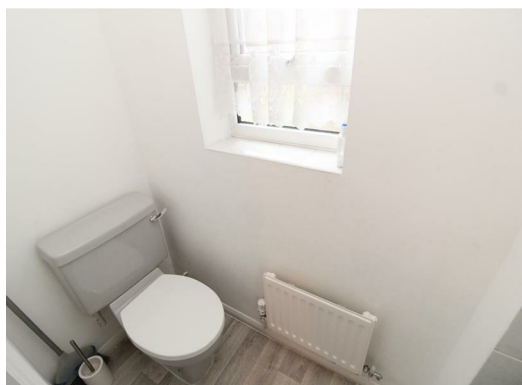
TENURE

Freehold

Council tax band - D (£2,068 p/yr)

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.



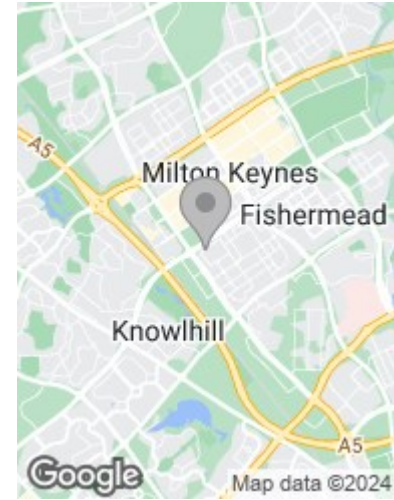
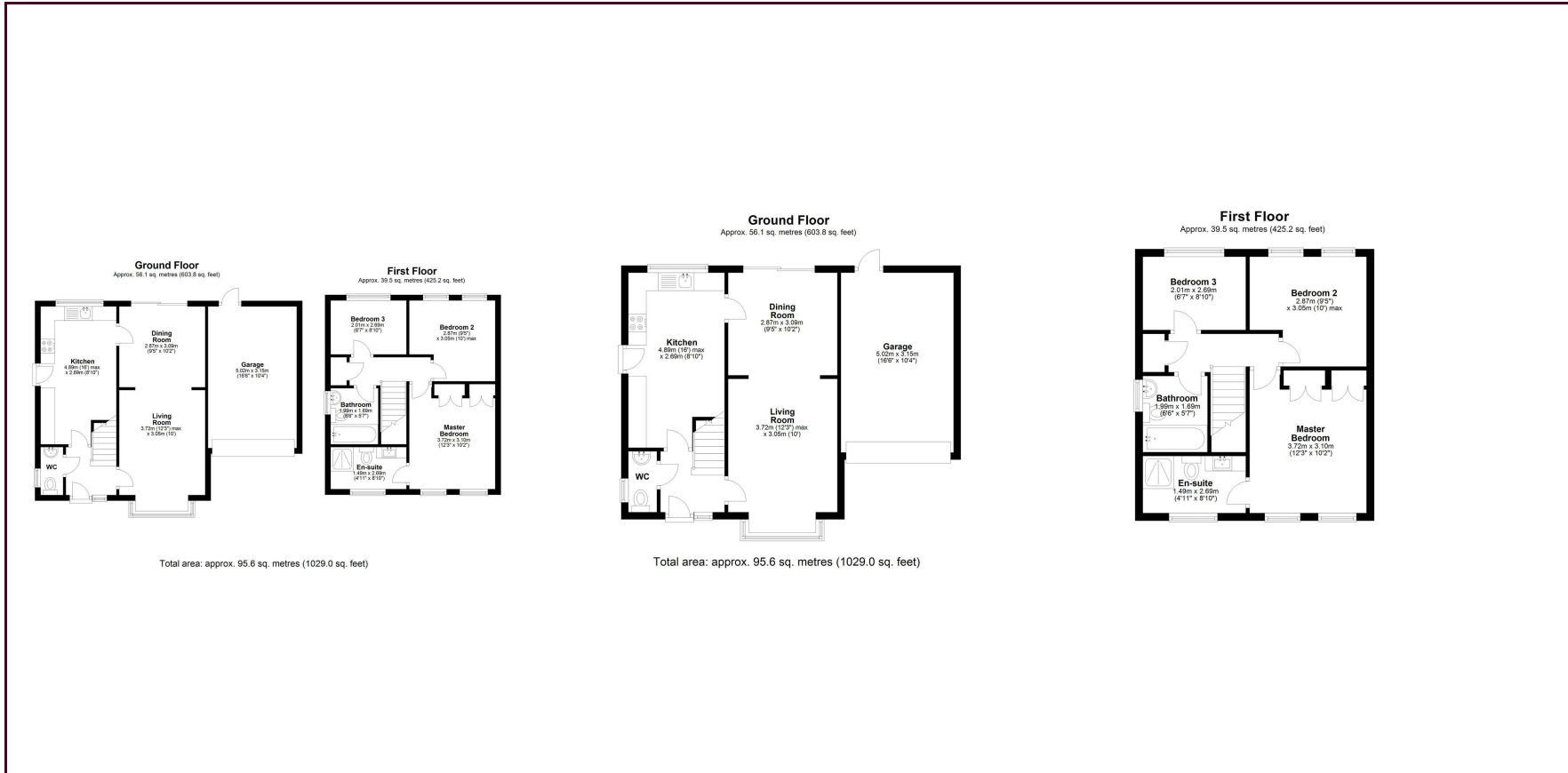
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

