



**Connells**

Rains Road  
Oxley Park Milton Keynes



### Property Description

Situated in the sought after area of Oxley Park is this five bedroom, detached family home. Located on the ground floor of the three storey property is a cloakroom, Utility, Kitchen/Living/Diner and Living room which both benefits from French doors leading to the rear garden. On the first floor there are three bedrooms and the family bathroom, with a large master bedroom with dressing area and en-suite. On the second floor there are two further bedrooms and a shower room. Outside is an enclosed rear garden, gated parking for multiple vehicles and a double garage. Good school catchment area for both primary and secondary schools and nearby to Westcroft shopping centre, with easy access to Milton Keynes train and rails stations. Viewing is highly recommended to appreciate size, location and condition.

### **Ground Floor**

#### **Entrance Hall**

Double glazed door and full length window to front aspect. Stairs rising to first floor. Wall mounted radiator.

#### **Cloakroom**

Part tiled suite housing low level WC with hand held bidet, wash hand basin and wall mounted radiator,

### **Living Room**

11' 4" x 21' ( 3.45m x 6.40m )

Double glazed window to front, side and rear aspect and french doors opening out onto rear garden. Wall mounted radiator and air conditioning.

### **Kitchen/Living/Diner**

13' 8" x 33' 8" ( 4.17m x 10.26m )

Double glazed windows to front and side aspect with french doors opening out onto the rear garden. Fitted kitchen with a mix of wall and base level units, work surfaces incorporating one and half bowl stainless steel sink unit. Double electric oven, gas hob, cooker hood over. Integrated fridge freezer and dishwasher. Wall mounted radiator and air conditioning. Under stair storage cupboard.

### **Utility Room**

6' x 5' 9" ( 1.83m x 1.75m )

Work surface with ceramic sink and under storage cupboards. Integrated washing machine. Double glazed door opening onto rear garden.

### **First Floor**

#### **Landing**

Stairs rising from first floor. Airing cupboard. Double glazed window.

### **Bedroom One**

13' 3" x 12' 9" ( 4.04m x 3.89m )

Double glazed window to front aspect. Wall mounted radiator and air conditioning. Dressing area with fitted wardrobes and door to ensuite.

### **En Suite**

Double glazed window to side aspect. Fully tiled housing low level WC with hand held bidet, and wash hand basin. Shower cubicle and wall mounted radiator.

### **Bedroom Two**

13' 4" x 11' ( 4.06m x 3.35m )

Double glazed window to front aspect. Wall mounted radiator. Air conditioning.

### **En suite**

Fully tiled housing low level WC with hand held bidet, and wash hand basin. Shower cubicle and wall mounted radiator.

### **Bedroom Three**

11' 2" x 13' 4" ( 3.40m x 4.06m )

Double glazed window to side aspect. Wall mounted radiator and air condition.

### **Second Floor**

### **Landing**

Double storage cupboard

### **Bedroom Four**

13' 5" x 16' 3" ( 4.09m x 4.95m )

Double glazed eaves window to front aspect. Wall mounted radiator and air conditioning.

### **Bedroom Five**

16' 3" x 8' 8" ( 4.95m x 2.64m )

Double glazed eaves window to front aspect. Wall mounted radiator and air conditioning.

### **Shower Room**

Partly tiled housing low level WC with hand held bidet, and wash hand basin. Shower cubicle and wall mounted radiator.

### **Outside**

### **Front Garden**

Gravel garden with shrubs.

### **Rear Garden**

Laid to lawn and patio garden with wooden fencing surround.

### **Double Garage**

Double garage with up and over door and lighting.

### **Parking**

Iron gated parking for multiple vehicles in front of the double garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

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