



Edrich Avenue, Oldbrook, MK6 2HU



25 Edrich Avenue
Oldbrook
Buckinghamshire
MK6 2HU

£359,950

Carters are delighted to offer for sale this well presented three bedroom link detached family home located in the popular central location of Oldbrook.

The accommodation comprises, entrance hall, dual aspect lounge/dining area, refitted kitchen with integrated appliances. The current owner has reconfigured the first floor which now offers a master bedroom which benefits from an en-suite shower room, two further bedrooms, and a refitted family bathroom. To the exterior, there is a single garage, block paved driveway and an enclosed rear garden. Internal viewing highly recommended.

- THREE BEDROOM FAMILY HOME
- LINK DETACHED
- LARGE LOUNGE/DINING
- RE-FITTED KITCHEN
- EN-SUITE TO MASTER BEDROOM
- RE-FITTED FAMILY BATHROOM
- GAS TO RADIATOR CENTRAL HEATING
- GARAGE & DRIVEWAY
- CUL DE SAC LOCATION





Ground Floor

The property is entered via a UPVC double glazed front door into the entrance hall, with the staircase, rising to the first floor landing. Access is given to the kitchen which is located to the rear of the property. A door leads into lounge/diner, which is dual aspect with a window to front aspect and glazed French doors opening onto the rear garden. The kitchen has been refitted and includes an electric oven, four ring gas hob, extractor hood over integrated fridge/freezer. Plumbing for both dishwasher and automatic washing machine. UPVC double glazed window and door open onto the rear garden.

First Floor

The staircase rises from the ground floor entrance hall, doors off to all rooms. The master bedroom is located to rear property with door leading into en-suite, which comprises, low level of WC, wash hand basin, and shower cubicle. The second bedroom is also a double size with a box window to front aspect and the third bedroom has a window to the front aspect. The family bathroom comprises pedestal wash hand basin, low level WC, and paneled bath with electric shower over. There is an obscure double glazed window to rear aspect.

Exterior

The front garden is laid to both shrubs and flowers with a large block paved driveway leading to the attached single garage. The garage has an up and over front door, eaves storage roof space, power light connected, and a personal door. The rear garden leading into the rear garden is fully enclosed and low maintenance.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: Band C

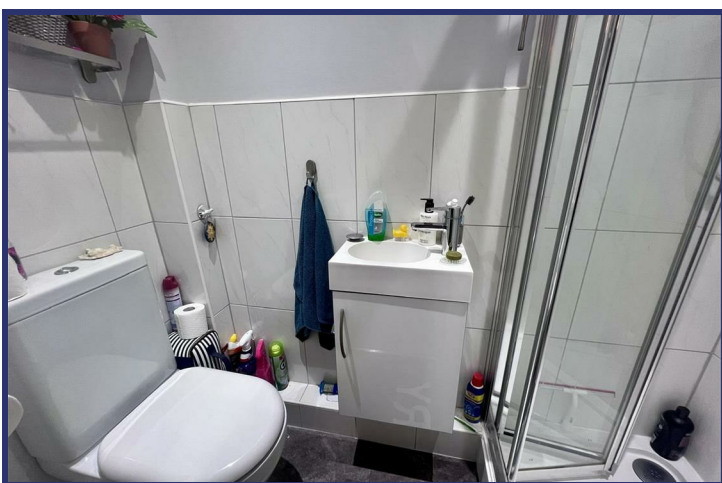
Oldbrook - Location

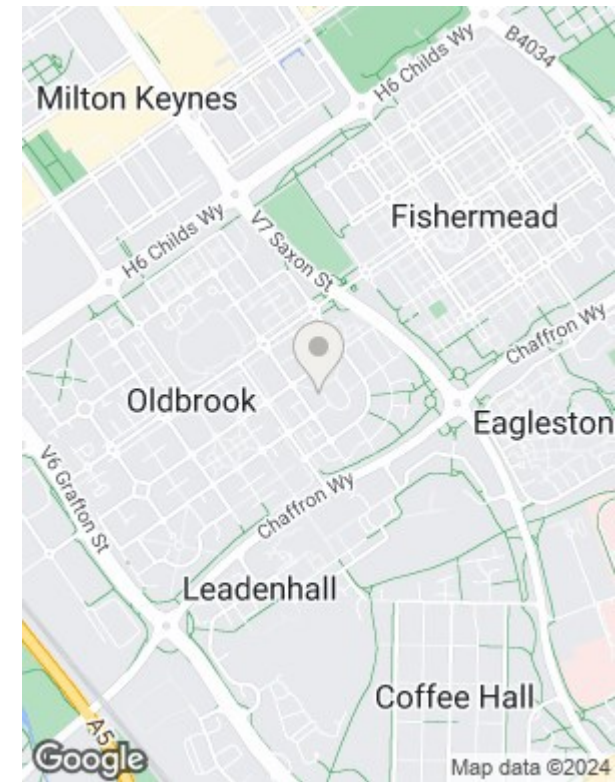
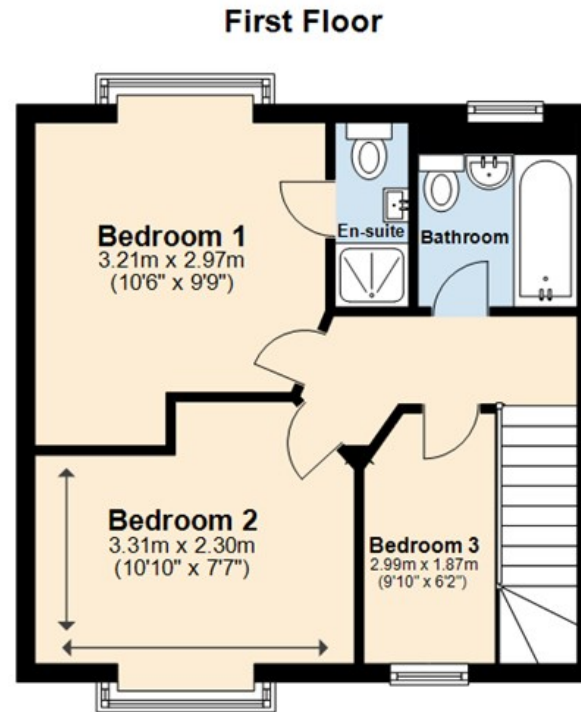
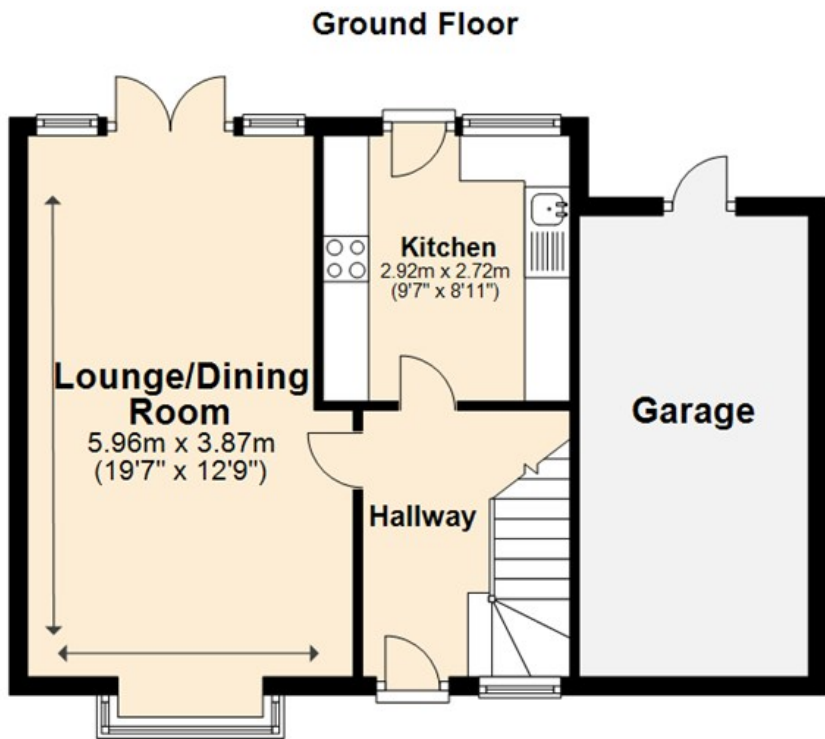
Oldbrook flanks Central Milton Keynes and its fantastic shopping facilities as well as being within easy reach of Central Milton Keynes mainline train station making this property a great choice for commuters. Oldbrook itself has various local convenience stores and local schools within walking distance.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	86
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.