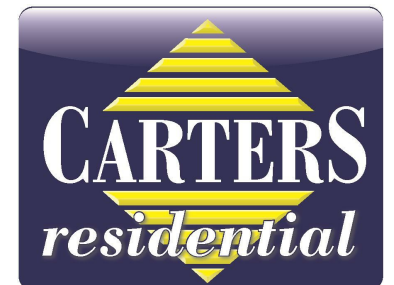




Matthau Lane, Milton Keynes, MK4 4SY

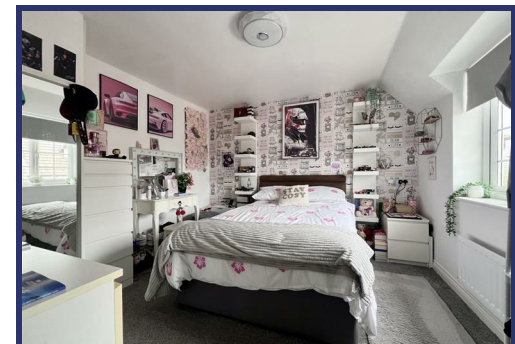
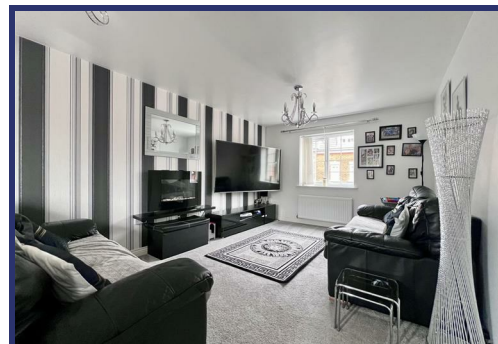


15 Matthau Lane
Oxley Park
Milton Keynes
MK4 4SY

£440,000

This Five-bedroom end-of-terrace home is situated in the sought-after location of Oxley Park, offering spacious three-storey accommodation, a private garden and excellent access to local amenities, schools, countryside and Central Milton Keynes.

- 5 Bedrooms
- End Of Terrace
- Downstairs W/C
- En-Suite & Dressing Area to Bedroom 1
- Converted Garage
- Refitted Kitchen & Dining Room
- Close to local amenities





Accommodation

The ground floor comprises an entrance hall, cloakroom, two bedrooms and a useful utility room, providing flexible living space suitable for a variety of needs. The Garage has also been converted into another reception room/play room.

On the first floor, there is a bright and spacious lounge alongside a modern kitchen/dining room, creating an ideal setting for both everyday family life and entertaining guests.

The second floor features a generous master bedroom complete with dressing room and en suite shower room, along with two further well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space for relaxing and entertaining.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

Note for Purchasers

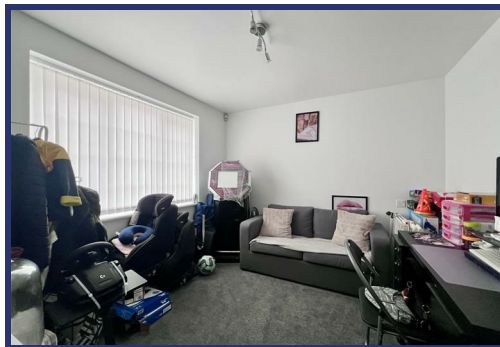
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

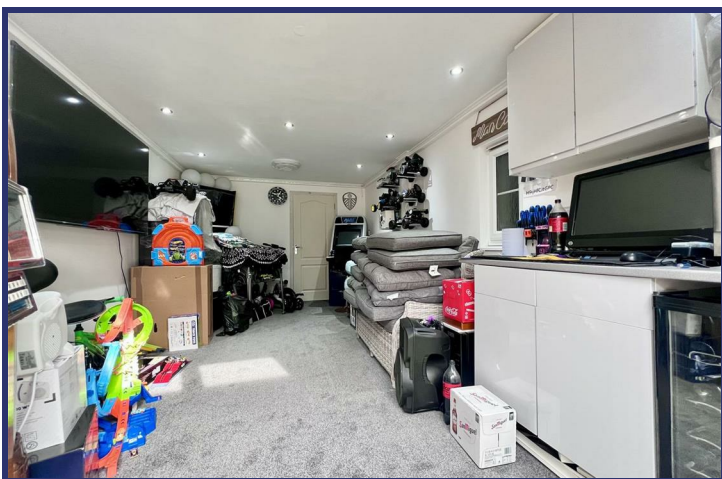
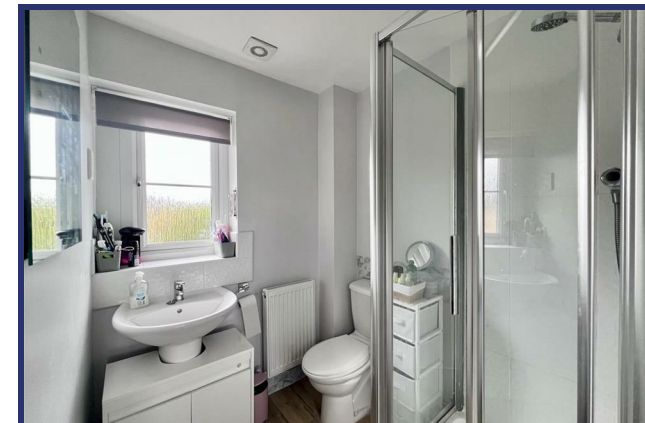
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.

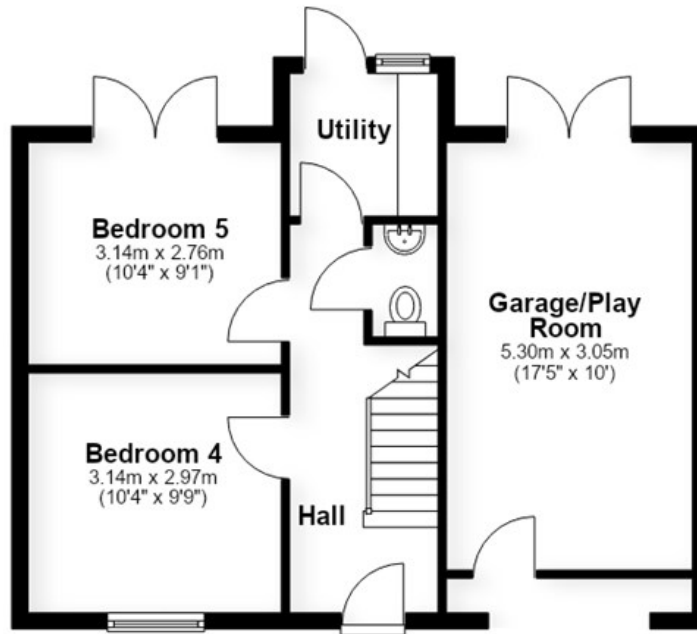






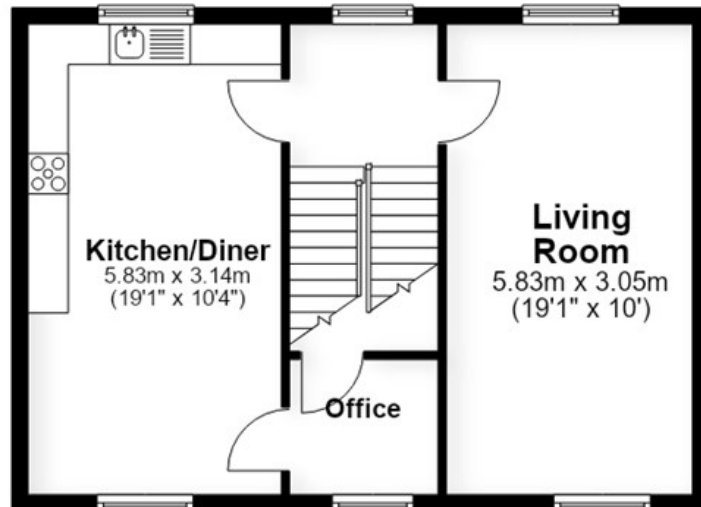
Ground Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



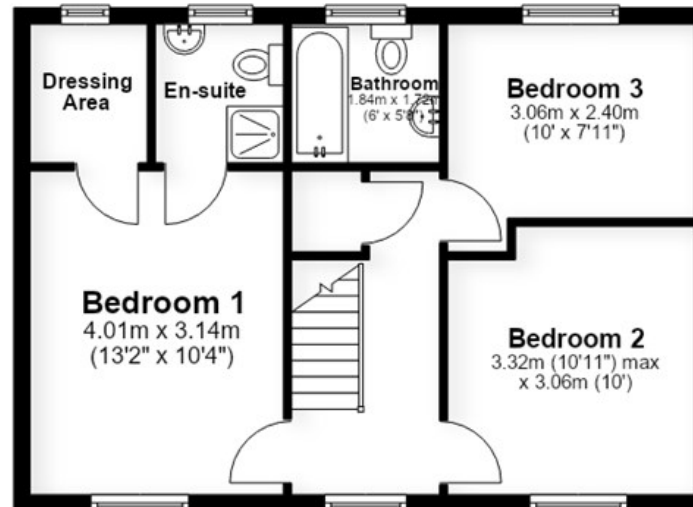
First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)

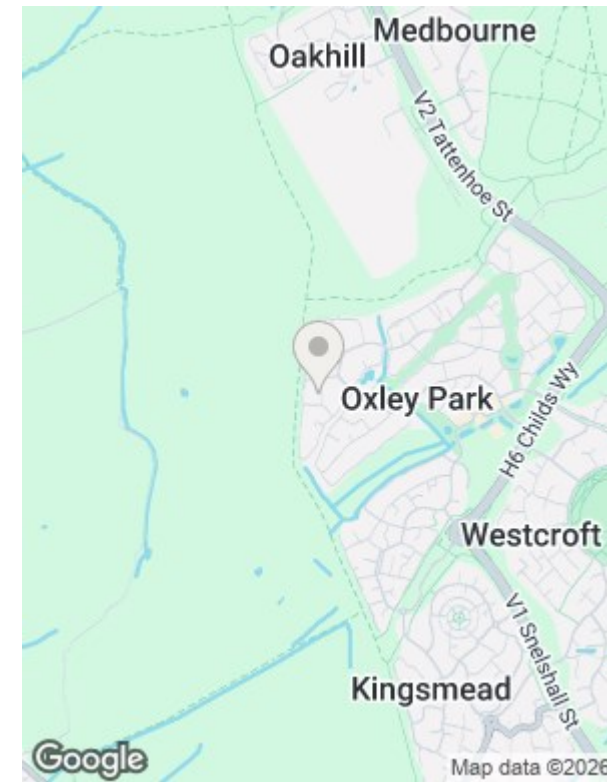


Second Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 145.5 sq. metres (1566.0 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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

