

# THOMAS CONNOLLY

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38 HARVARD WAY  
OAKGROVE  
MILTON KEYNES  
MK10 9TF

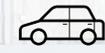
For Sale | Freehold | £490,000



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## Contact us:

### Phone:

01908 77 44 22

### Email

Sales@tcmk.co.uk

### Address

Thomas Connolly  
7 Rillaton Walk  
Brooklyn House  
MK9 2FZ

## Property Description

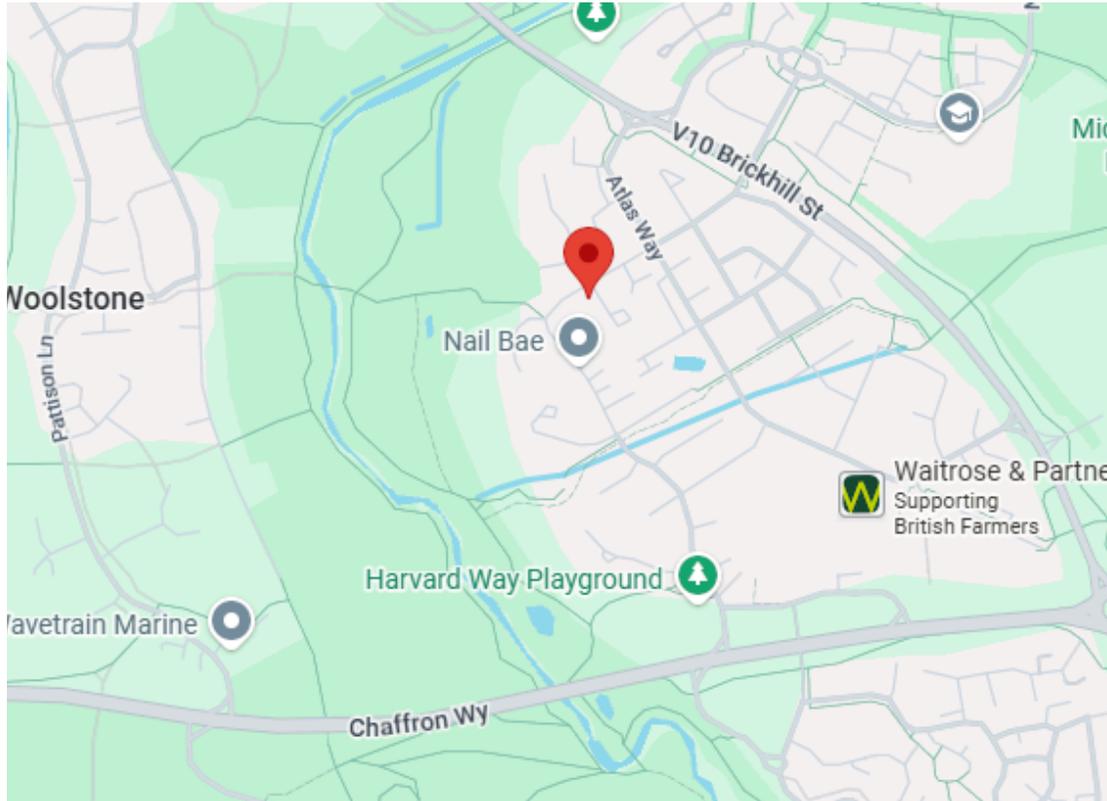
Thomas Connolly Estate Agents are delighted to present for sale this exceptionally well maintained three double bedroom link-detached family home, situated within the highly desirable Oakgrove area of Milton Keynes. Benefitting from a carport with an electric garage door, a garden office and a balcony overlooking green space, this property offers well balanced accommodation ideal for modern family living.

The accommodation begins with a welcoming entrance hall providing access to a modern kitchen positioned to the left, offering a range of fitted units and ample worktop space. Opposite the hallway is a convenient cloakroom. To the rear of the property is a spacious sitting/dining room, providing an excellent open living and entertaining space, with French doors leading directly onto the rear garden allowing for plenty of natural light. The first floor offers three well proportioned double bedrooms. The principal bedroom benefits from built-in wardrobe storage, a modern ensuite shower room and access to a private balcony enjoying attractive views over nearby parkland and green open space. The second bedroom is a generous double room featuring a bay window, while the third bedroom is also a comfortable double. These rooms are served by a contemporary family bathroom.



# 38 Harvard Way, Oakgrove, Milton Keynes, MK10 9TF

## Location



Externally, the property enjoys a well maintained rear garden which provides a good balance of lawn and patio space. The garden also benefits from a detached garden office, currently utilised as a home office, offering excellent flexibility for those working from home while still retaining a good sized garden area. To the side, the property benefits from a carport with an electric garage door providing secure covered parking. Oakgrove is widely regarded as one of Milton Keynes' premier residential areas, particularly popular with families due to its excellent schooling including Oakgrove School catchment. The area also benefits from local amenities including Waitrose, Costa Coffee and additional convenience stores, along with nearby parkland and pleasant walking routes. Central Milton Keynes and Kingston District Centre are both easily accessible, offering extensive shopping, dining and leisure facilities, as well as Milton Keynes Central railway station with direct links to London Euston.

In accordance with government legislation and HMRC Anti-Money Laundering (AML) regulations, all purchasers whose offer is accepted are required to complete digital identity verification and source of funds checks. These checks are carried out by a specialist third-party provider. The cost is £60 inc VAT per transaction, payable directly to the provider. This fee is non-refundable.



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W: [Thomasconnolly.co.uk](http://Thomasconnolly.co.uk) | P: 01908 77 44 22 | E: [Sales@tcmk.co.uk](mailto:Sales@tcmk.co.uk)



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## Room Descriptions:

Entrance hall

Kitchen

8' 2" x 13' 2" (2.49m x 4.01m)

Sitting/dining room

18' 3" x 14' 4" (5.56m x 4.37m)

Cloakroom

5' 3" x 6' 7" (1.60m x 2.01m)

First floor landing

Third bedroom

10' 9" x 10' 1" (3.28m x 3.07m)

Family bathroom

6' 10" x 6' 5" (2.08m x 1.96m)

Second bedroom

10' 10" x 13' 7" (3.30m x 4.14m)

Principle bedroom

12' 2" x 16' 0" (3.71m x 4.88m) (MAX)

Built-in Wardrobe

En-suite to principle bedroom

8' 1" x 4' 7" (2.46m x 1.40m)

Balcony to principle bedroom

Private rear garden

Garden office

4m x 3m (13' 1" x 9' 10")

Carport with electric gate

Please note:

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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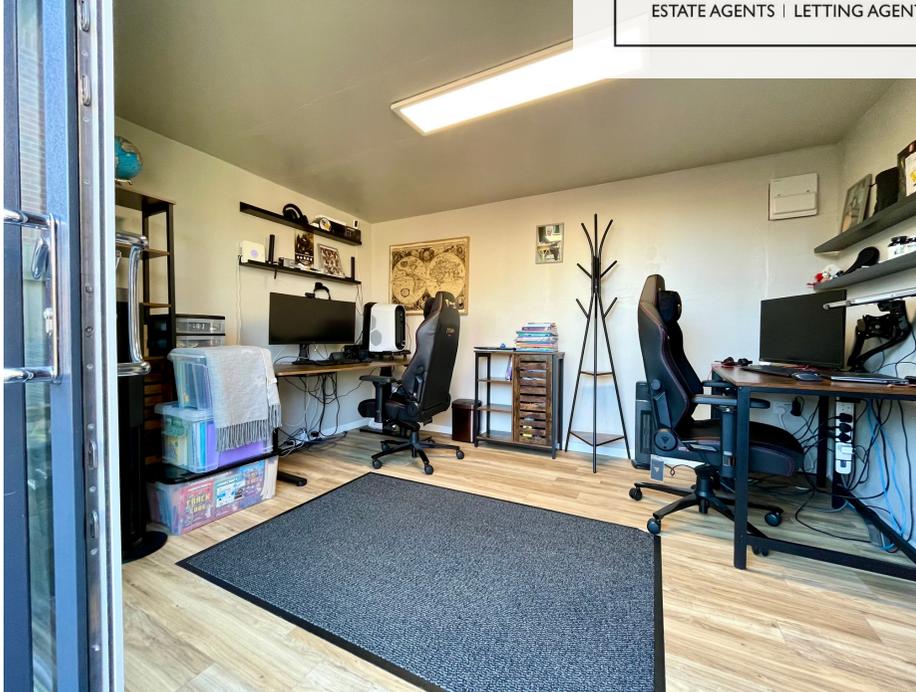
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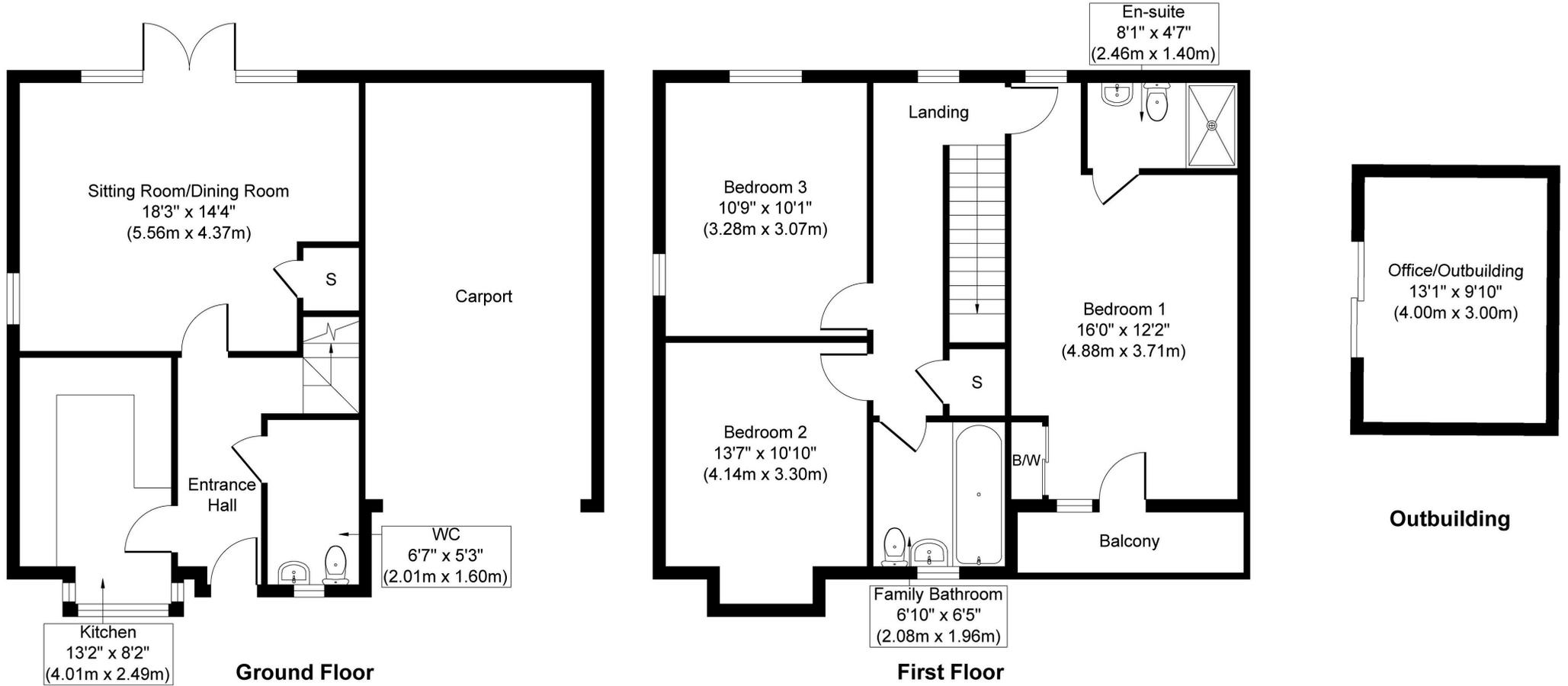


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Approx. Gross Internal Floor Area 1388 sq. ft / 128.94 sq. m

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.