



9 Whittle Court,  
Knowlhill, Milton Keynes, MK5 8FT

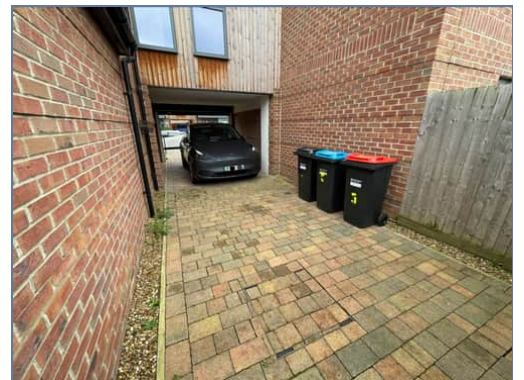
Tel: 01908 231 551   
mail@elevationstateagents.com



**5 Gambit Avenue, Oakgrove, Milton  
Keynes, Buckinghamshire, MK10 9UB**

**£589,995**

- 4 double bedroom
- 2 en suites
- balcony off bedroom
- Master to the whole top floor
- Desirable and highly sought after location
- Driveway
- Electric Car Charging Point
- EPC Rating B



See our full selection of properties online at [www.elevationstateagents.com](http://www.elevationstateagents.com)



We are delighted to offer for sale this stunning, high specification link detached home, situated within the sought after location of Oakgrove. The property is tastefully decorated in neutral colours and boasts a balcony, two en-suite shower rooms and large feature windows creating plenty of light making this an ideal family home and not one to be missed. Accommodation briefly comprises; entrance hall, downstairs cloakroom, a stylish modern L shaped kitchen, family and dining room, living room with a box bay window, On the first floor there are three double bedrooms, en-suite shower room to the guest bedroom and a balcony to the third bedroom. On the second floor there is the principal bedroom with en-suite shower room, Juliette balcony and dressing area. Outside there are front and rear gardens, driveway and carport .

Energy Rating B.

Council Tax E.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies. Plans produced using ParkL.

This stunning property is located east side of Milton Keynes is within close proximity to the M1, central Milton Keynes and MK railway station. There are nearby local amenities including Waitrose, Costa Coffee and Oakgrove School Catchment. Ouzel Valley Park is also close by, offering beautiful picturesque walks.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.