

**FOR SALE**



**The Boundary, Oldbrook**  
**Offers In Excess Of £450,000**

  
**MARTIN&CO**





## The Boundary, Oldbrook

4 Bedrooms, 2 Bathroom

**Offers In Excess Of £450,000**

- Detached with double garage and driveway parking
- Two large reception rooms for flexible living
- Private rear garden with gated side access

If you're looking for a spacious detached home with potential, this four-bedroom property in Oldbrook could be the one.

This is a solid, well-laid-out home in a great location close to CMK and the train station. While perfectly liveable as is, it would benefit from updating, making it ideal for buyers wanting to add their own style and add value over time.

Offered with no onward chain, it's ready for someone to move in and make it their own.

→ Viewings available now – come and see the potential for yourself.

**LIVING ROOM 17' 2" x 13' 3" (5.25m x 4.05m)** A generous space with full-height glazing alongside the French doors, letting in plenty of natural light. Opens into dining room.

**DINING ROOM 11' 9" x 11' 7" (3.6m x 3.55m)** Ideal for family meals or hosting, with its own French doors leading to the garden.

**KITCHEN 14' 5" x 7' 8" (4.4m x 2.35m)** Fitted units with a range-style oven and hob, space for



fridge/freezer, washing machine, and dishwasher. Side door opens to the alleyway for easy bin access or bringing in shopping.

WC Downstairs WC plus a useful under-stairs cupboard for storage.

DOUBLE GARAGE With internal access, it's great for secure parking, storage, or future conversion (subject to permissions).

MASTER BEDROOM 13' 11" x 9' 0" (4.25m x 2.75m) A good-sized double with built-in units, an airing cupboard for extra storage, and its own ensuite shower room, giving you privacy and convenience.

BEDROOM 15' 3" x 6' 4" (4.65m x 1.95m) Longer layout, offering flexibility for furniture arrangements – great as a teenager's bedroom, twin room, or even a home office with lounge space.

BEDROOM 12' 3" x 7' 4" (3.75m x 2.25m) A

comfortable double room, ideal as a guest bedroom or older child's room.

BEDROOM/STUDY 9' 0" x 7' 6" (2.75m x 2.3m) Perfect as a nursery, study, or small child's room.

BATHROOM Features a bath with shower over, wash basin with plenty of storage room, and toilet.

GARDEN Enclosed and private, with lawn and patio areas. A safe space for children to play or for enjoying summer evenings with friends and family.

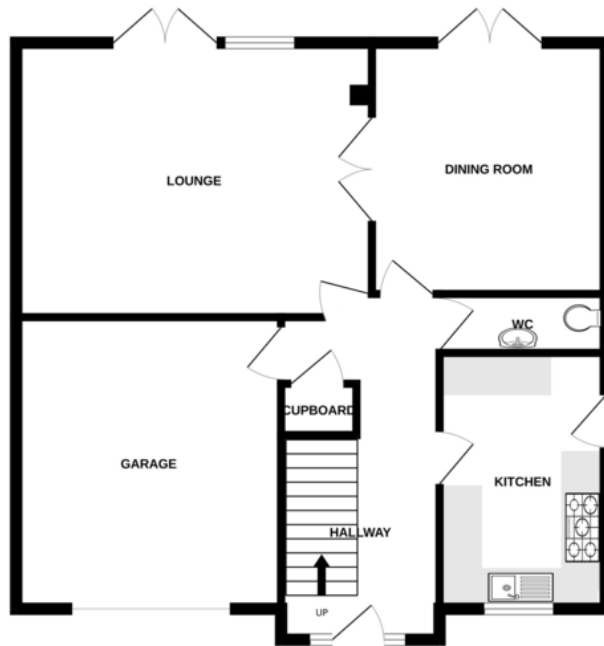






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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