



**4 Silver Birch Grove**  
Olney, Buckinghamshire

**oriordanbond**  
TOWN & COUNTRY



## 4 Silver Birch Grove

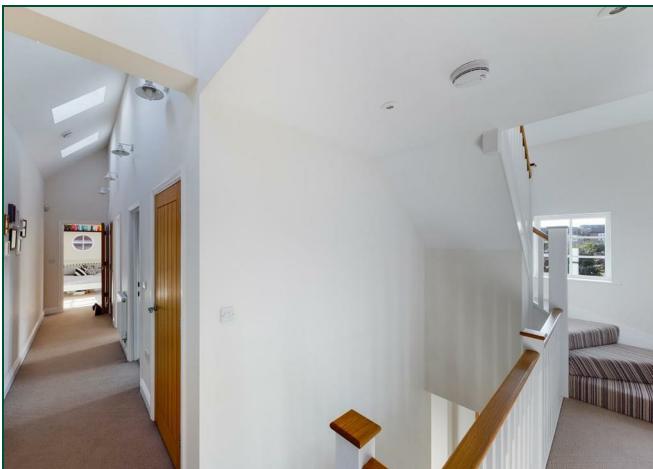
Olney  
MK46 5GL

£750,000

This exceptional family home was constructed in 2016/17 to a very high standard as part of a small development of four detached houses. The property occupies a small enclave just off Dinglederry and is a short walk to Olney Market Place and Olney's excellent schools.

Accommodation comprises entrance hallway, cloakroom/WC play room/snug, fitted kitchen/dining room with a utility room off, large 24 ft. sitting room with double sets of bi-folding doors leading onto the garden. The first floor comprises of three very large double bedrooms (the master with an ensuite shower room) and there is a further spacious family bathroom. To the second floor is a landing area leading to a double bedroom with an ensuite shower room adjacent. Benefits to the property include uPVC double glazing and gas radiator heating. Outside a double width driveway leading to a double garage. The gardens are predominantly west facing and enclosed on all sides. (A/2474/M)

- Substantial four bedroom detached home
- Two en-suite shower rooms
- Three reception rooms
- Gas radiator heating
- Westerly facing rear garden
- Double width driveway and double garage







### Additional information

- Council Tax Band: G
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Olney Sales**

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