



Boundary Crescent, Stony Stratford, MK11 1DE



**3 Boundary Crescent
Stony Stratford
Buckinghamshire
MK11 1DE**

£345,000

A large 3 bedroom house with the addition of a converted attic, in a sought after location.

The property has accommodation set on two floors with the addition of an attic conversion. It comprises; a porch, hall, separate lounge, large kitchen/dining room, lobby, utility area and cloakroom. On the first floor there are 3 double bedrooms – the master bedroom with an en-suite shower room, and a large bathroom. In addition the attic has been converted to provide a study space and additional bedroom but this is not to be considered habitable accommodation. There are front and rear gardens.

It is located on the edge of the town within walking distance of both the High Street and a nature reserve. The property is offered for sale with no onward chain and viewing is recommended to appreciate the spacious accommodation.

- 3 Double Bedrooms
- Bedroom 1 with En-suite
- Additional Bedroom in the Attic
- Large Kitchen/ Dining Room
- Separate Living Rooms
- 2 Modern Bath/ Shower Rooms
- Front & Rear Gardens
- Walking Distance of High Street
- NO UPPER CHAIN





Ground Floor

The entrance porch has a door opening to the entrance hall which has stairs to the first floor with a cupboard under, and doors to the living room and kitchen/dining room.

The living room located to the front has a feature fireplace and a window to the front.

The large kitchen/dining room located to the rear. The kitchen area with a range of units to floor and wall levels with wooden worktops and a double butler sink. The dining area has a fireplace with a wood burning stove, and plenty of space for large table as well as other furniture such as sofas etc. French doors with glazed side panels to the rear and a further rear door leads to the rear lobby.

The rear outbuilding provides a rear lobby, utility area with plumbing for a washing machine and the cloakroom with WC, and an access door from the side passageway.

First Floor

The landing has stairs rising to the attic space and wooden doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with a view over the rear garden. It has an en-suite shower room with a suite comprising WC, wash basin and shower cubicle. Tiled walls and window to the rear.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a double bedroom located to front with storage under the stairs.

The large family bathroom has a WC, wash basin and a P shaped shower bath with mixer tap shower and glass screen. Part tiled walls and window to the rear.

Attic Rooms

NOTE: The converted attic space, to the best of our knowledge, does not have building regulation approval and we have therefore not considered it habitable accommodation.



Stairs rise to landing area which has plenty of storage space and an area used as a study area. Skylight window to rear and eaves storage cupboards. A doorway leads to a further room which is currently used as a double bedroom with a skylight window to the rear and eaves storage cupboards.

Outside

The front garden is laid with lawn and there is access to the rear of the property via a side alley way, leading to the rear lobby giving good access for bins, bikes etc.

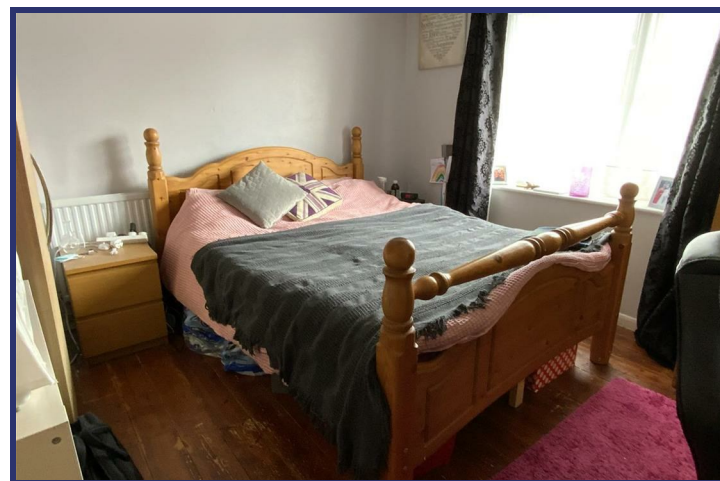
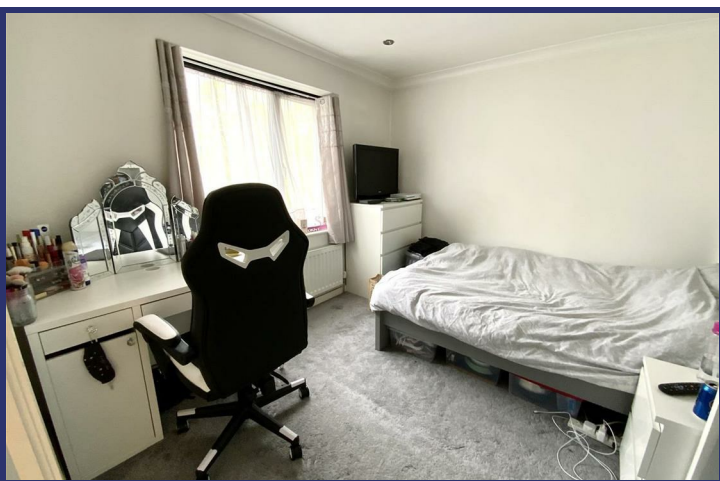
The rear garden has a paved patio and lawns. It is enclosed by fencing and backs on to a grass verge and the Wolverton Road giving a good degree of privacy from the rear.

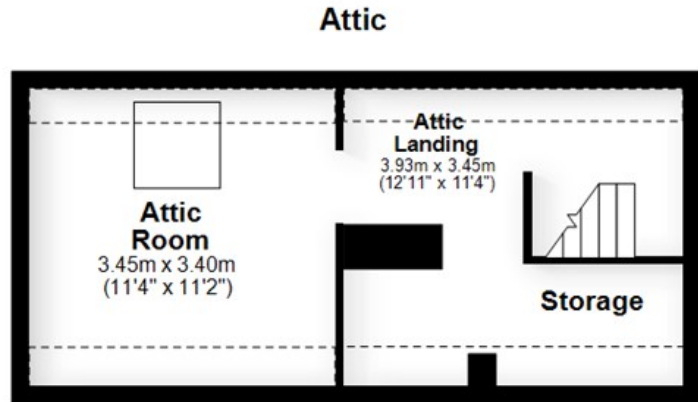
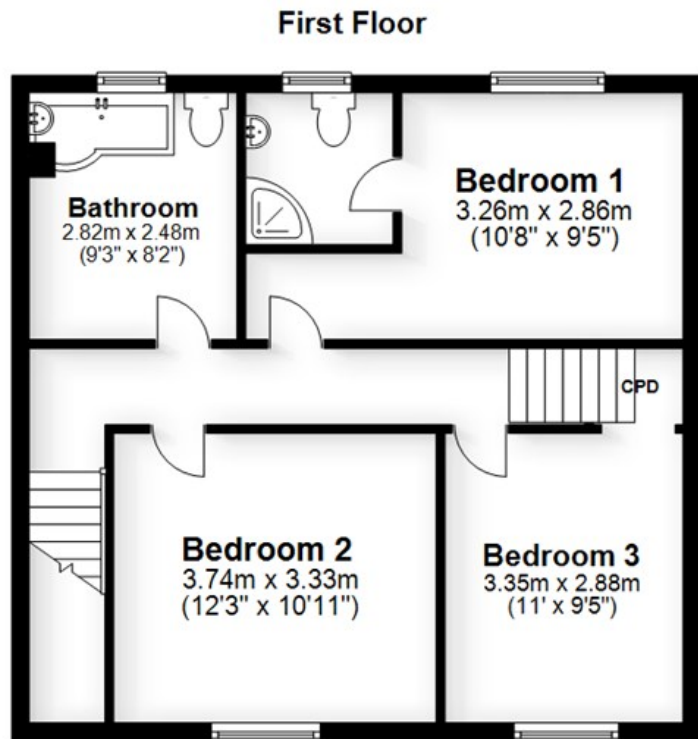
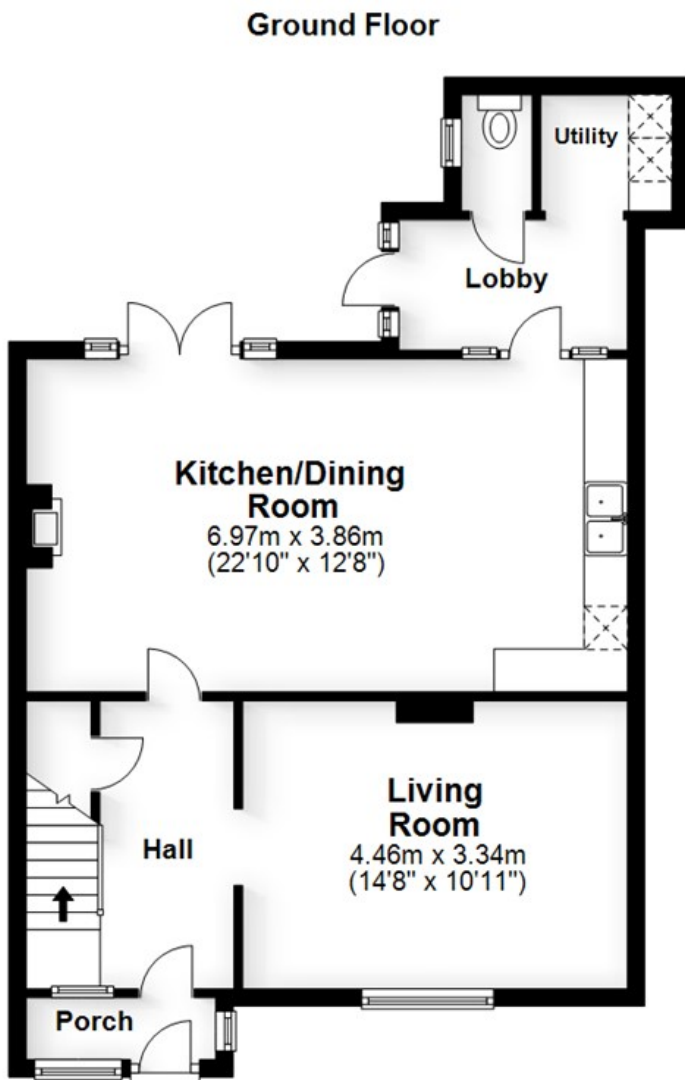
Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

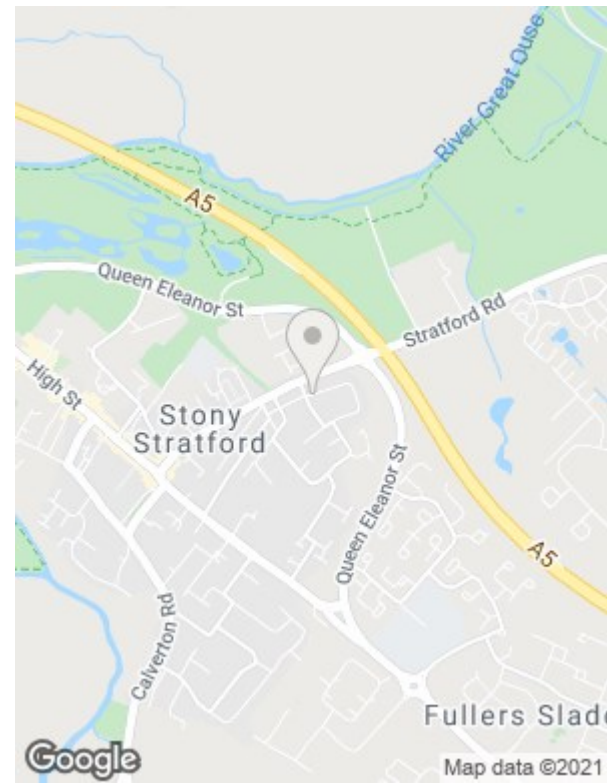
Disclaimer

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.





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. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. 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.
Plan produced using PlanUp.



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		80
(69-80)	C	63	
(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	

