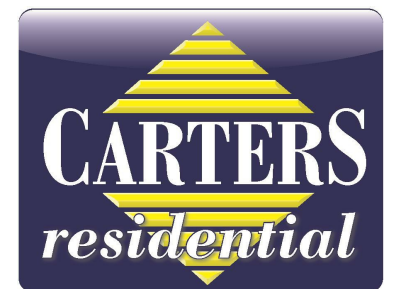




Milford Avenue, Stony Stratford, MK11 1EY



53 Milford Avenue
Stony Stratford
Buckinghamshire
MK11 1EY

£320,000

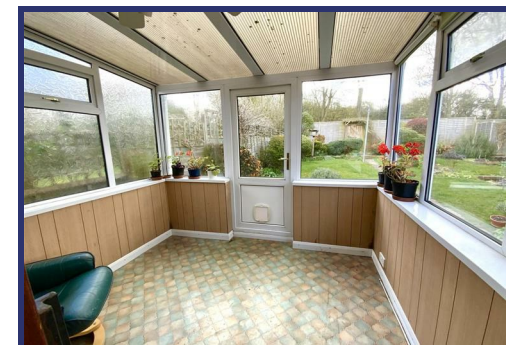
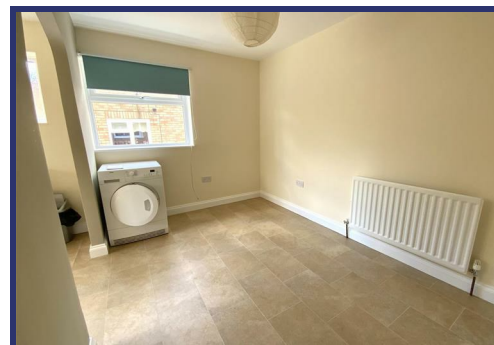
An extended 2 bedroom semi detached bungalow (formerly 3 bedrooms) in this most sought after location with lovely gardens backing onto parkland.

The bungalow has accommodation set on a single level comprising; a porch, entrance hall, an extended living room, conservatory, kitchen, dining room (formerly bedroom three) and a shower room. It has neat gardens to both the front and rear, a driveway, garage and it backs onto tree lined parkland.

The property is located within walking distance of the High Street and all of its extensive facilities and there are some nearby countryside walks along banks of the River Ouse.

Bungalows along this stretch and particular side of Milford Avenue are very popular with their good size private south/east facing gardens backing onto the parkland. Early viewing is recommended.

- Semi Detached Bungalow
- 2 Double Bedrooms
- Extended Lounge
- Separate Dining Rom
- Fitted Kitchen
- Conservatory
- Lovely Gardens
- Driveway & Garage
- Backs on to Parkland
- NO UPPER CHAIN





Living Accommodation

A UPVC double glazed porch has a door leading to the hall. Karndean flooring. The hall has access to all rooms, a storage cupboard housing meters, an airing cupboard and access to the loft.

The living room has been extended to the rear. It has a feature fireplace and patio doors opening to the conservatory.

The conservatory is of brick and UPVC double glazed construction with a door opening to the rear garden and a polycarbonate roof.

The dining room, formerly a third bedroom, has a window to the side and an open doorway leading to the kitchen.

The kitchen has a modern range of units to floor and wall levels with worktops, a 1 1/2 bowl sink unit and integrated appliances to include an electric hob, extractor hood and oven. Space for a washing machine. Gas central heating boiler, windows to the side and rear and door to the side.

Bedrooms & Shower Room

Bedroom 1 is a double bedroom located to the front with a range of built-in wardrobes. Karndean flooring

Bedroom 2 is a double bedroom located to the front. Karndean flooring

The shower room has a suite comprising WC, wash basin and shower cubicle. Window to the rear.

Outside

The neat front garden is laid with gravel with stocked beds and a concrete driveway provides off-road parking and leads to the garage at the rear (vehicular access is blocked by a step and hand rail which could be removed). Side gated access to the rear garden.

The rear garden has a paved patio area and the remainder of the good size garden is laid with neat lawns and attractive and well stocked flower and shrub beds. The garden is enclosed by fencing with rear gated access onto treelined parkland to the rear.

Garage

Garage is a detached prefabricated concrete construction with a corrugated roof of a substance that may contain asbestos.

Heating

The property has gas to radiator central heating.

Location - Stony Stratford

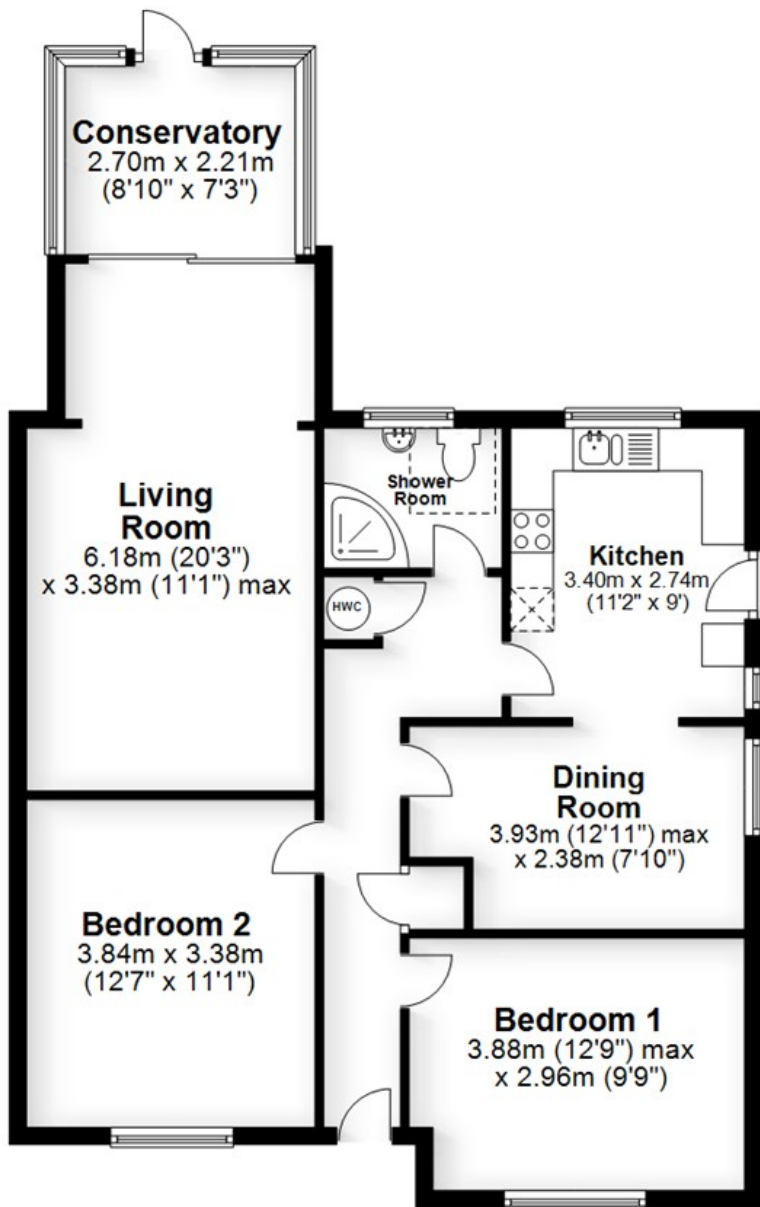
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic 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.

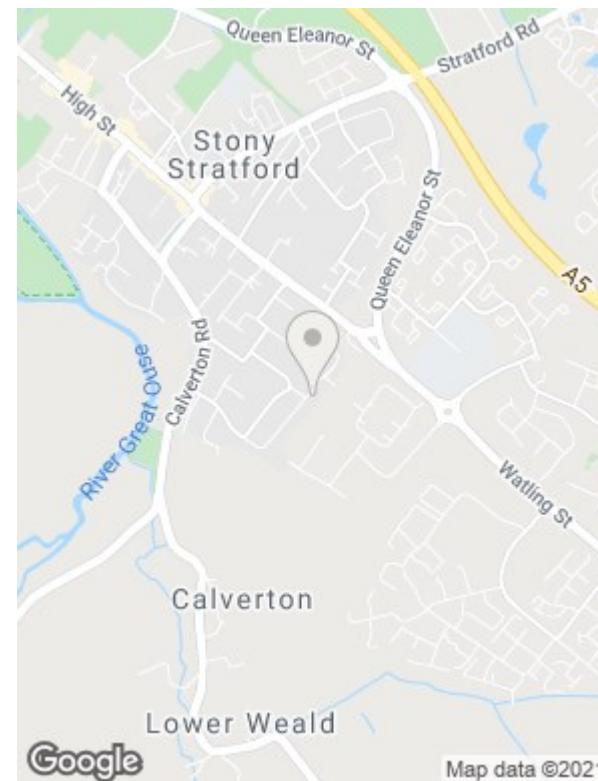


Ground Floor



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			
(69-80) C			
(55-68) D		58	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

