



Goran Avenue, Stony Stratford, MK11 1HQ



11 Goran Avenue
Stony Stratford
Buckinghamshire
MK11 1HQ

£365,000

An extended 3 bedroom semi detached bungalow within a comfortable walking distance of the town centre.

The bungalow has been extended to the rear offering plenty of space with accommodation comprising; an entrance hall, extended lounge/dining room, kitchen/dining room, a modern fitted kitchen, a shower room with a modern suite and 3 bedrooms. Outside are gardens to the front and rear, off-road parking for several cars and a good size garage.

Bungalows in the area are in short supply and early viewing is recommended.

- Extended Semi Detached Bungalow
- 3 Bedrooms
- Lounge/ Dining Room
- Kitchen/ Dining Room
- Modern Shower Room
- Gas to Radiator Heating
- Garage & Parking for Several Cars
- NO UPPER CHAIN





Accommodation

The central entrance hall has two cupboards, one housing the central heating boiler, access to loft and doors to all rooms.

The lounge/dining room has been extended to the rear. The living area has a feature fireplace and a sun pipe light giving some natural light to this part of the room. The dining area to the rear has patio doors opening to the rear garden.

The kitchen/dining room has a modern range of units to floor and wall levels with worktops and a 1 1/2 bowl ceramic sink unit. Integrated appliances include gas hob, extractor hood and double oven. Space for a dishwasher. Window to the side and door to the side. The dining area has a window to the side.

Bedroom 1 is a large double bedroom to the front with an extensive range of fitted wardrobes.

Bedroom 2 is a double bedroom with a window to the side.

Bedroom 3 is located to the rear overlooking the garden.

The shower room has a modern white suite comprising WC, wash basin in vanity unit and a double sized shower cubicle. Tiled walls and window to the front.

Outside

The front garden is laid with gravel for extended parking. There is a block paved driveway to the front which runs to the side of the property providing off-road parking for several cars and which leads to the garage and rear garden.

The rear garden has a paved patio area with two steps leading up to lawn with stocked flower and shrub beds. The garden is enclosed by fencing and hedges.

Garage

The brick built garage is longer than average. It has an up and over door and a side door.

Heating

The property has gas to radiator central heating.

Windows

The property has UPVC double glazed windows.

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.

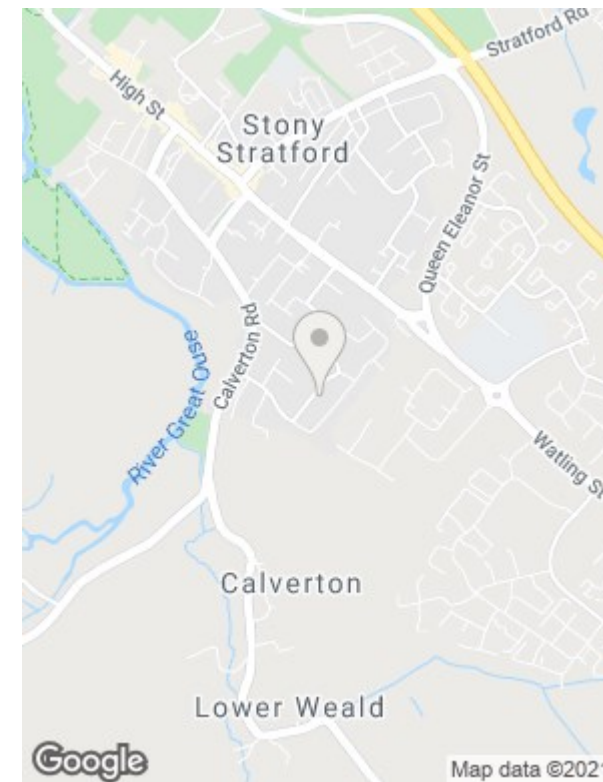
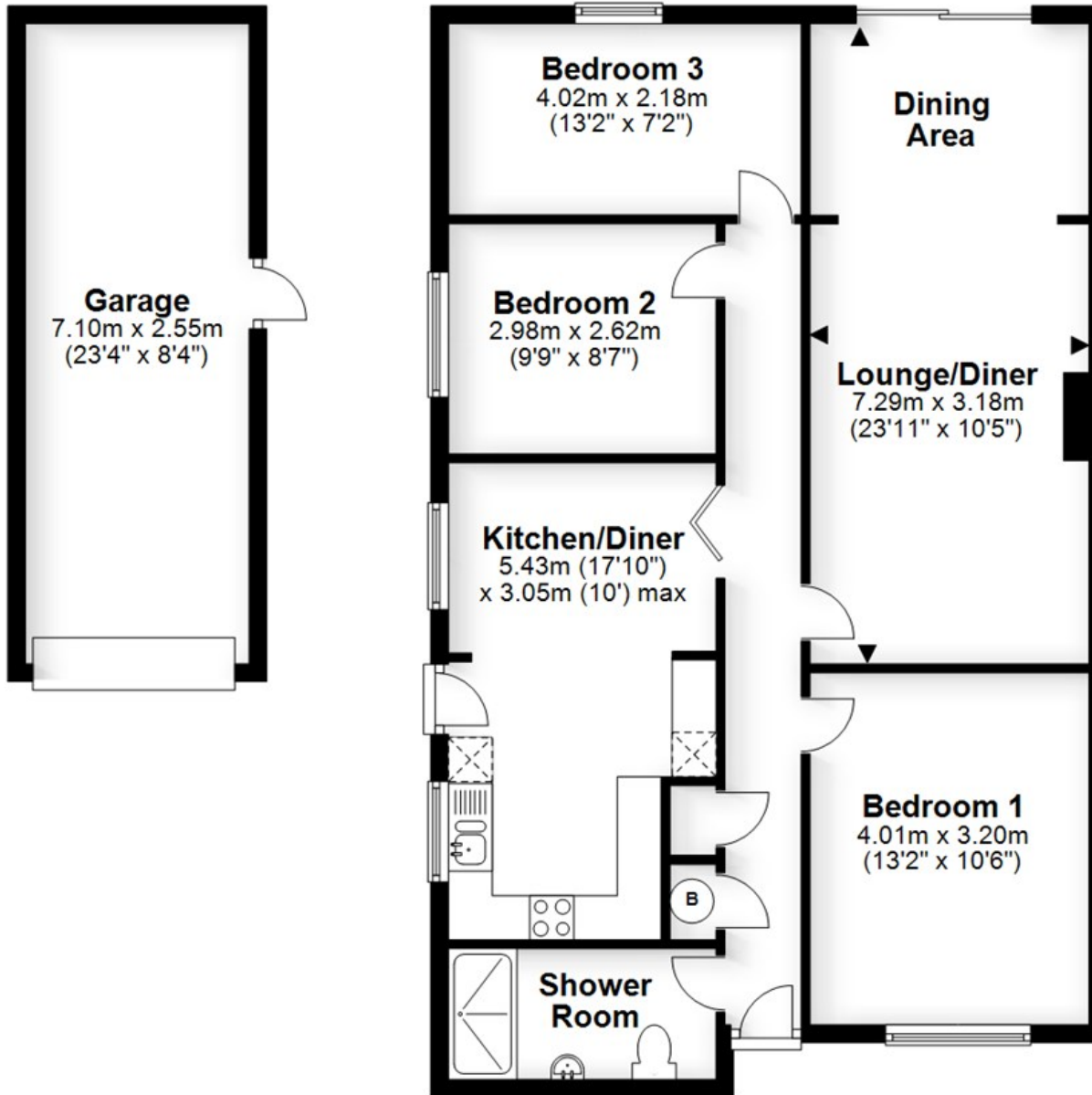
Location - Stony Stratford

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.





Ground Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.