



Milford Avenue, Milton Keynes, MK11 1HE



62 Milford Avenue
Stony Stratford
Milton Keynes
Buckinghamshire
MK11 1HE

£325,000

An extended two bedroom semidetached bungalow located in a popular location within walking distance of the town centre.

The bungalow has been extended to the side and rear and now comprises an entrance hall, living room with a working fireplace, separate dining room, kitchen and utility room. There are two double bedrooms and a modern shower room. Outside the bungalow has off-road parking for two or three cars to the front, low maintenance rear gardens and a garage to the rear which could be used for storage. Milford Avenue is a popular location within walking distance of both the High Street and some lovely riverside walks.

With bungalows rarely available in the town early viewing is recommended.

- Extended Semi Detached Bungalow
- 2 Bedrooms
- Separate Lounge & Dining Rooms
- Modern Shower Room
- Kitchen & Utility Room
- Front & Rear Gardens
- Popular Location





Accommodation

A UPVC front door opens to the entrance hall which has a storage cupboard, airing cupboard, access to the loft and doors to all rooms.

The living room is located to the rear and has a fireplace with a multi-fuel stove, tiled hearth and surround. Sliding patio doors open to the patio and rear garden and a doorway is open to the dining room.

The separate dining room has a window to the side and a door to bedroom 2.

The kitchen has a range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Window to the side and a door opening to the utility room.

The utility room is built in a conservatory of UPVC double glazed construction with a polycarbonate roof. Tiled floor, range of units and sink. Space for appliances and doors to both the front and rear.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located in the extension to the rear.

The shower room has a modern white suite comprising WC, wash basin and a large shower. Tiled walls and window to the side.

Outside

Front garden has a combination of block paving and paving providing off-road parking for two or three cars side-by-side.

The rear garden has been landscaped with low maintenance in mind with a artificial lawn, and raised beds. The garden is enclosed by fencing. To the side of the property there is a covered area ideal for for enjoying outside when the weather takes a turn.

Garage

Concrete prefabricated detached single garage located to the rear. Up and over door. Please note there is no vehicular access to the garage, it is useful for storage however.

Heating

The property has gas to radiator central heating.

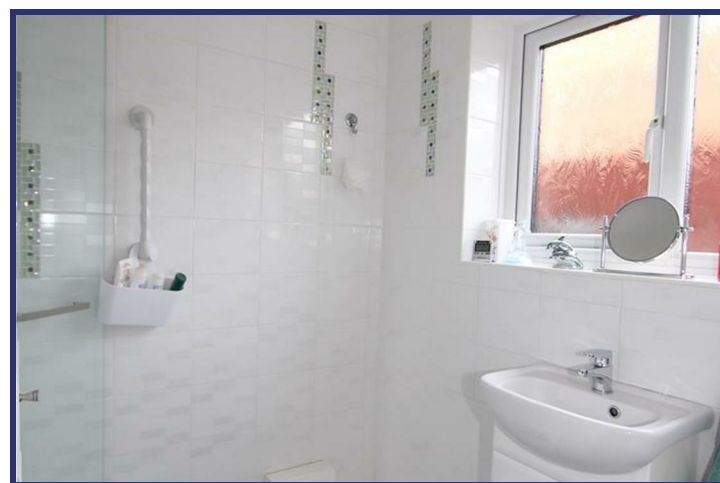
There are solar panels on the roof which are on a leased basis. These give you the benefit of subsidised electricity costs.

Location - Stony Stratford

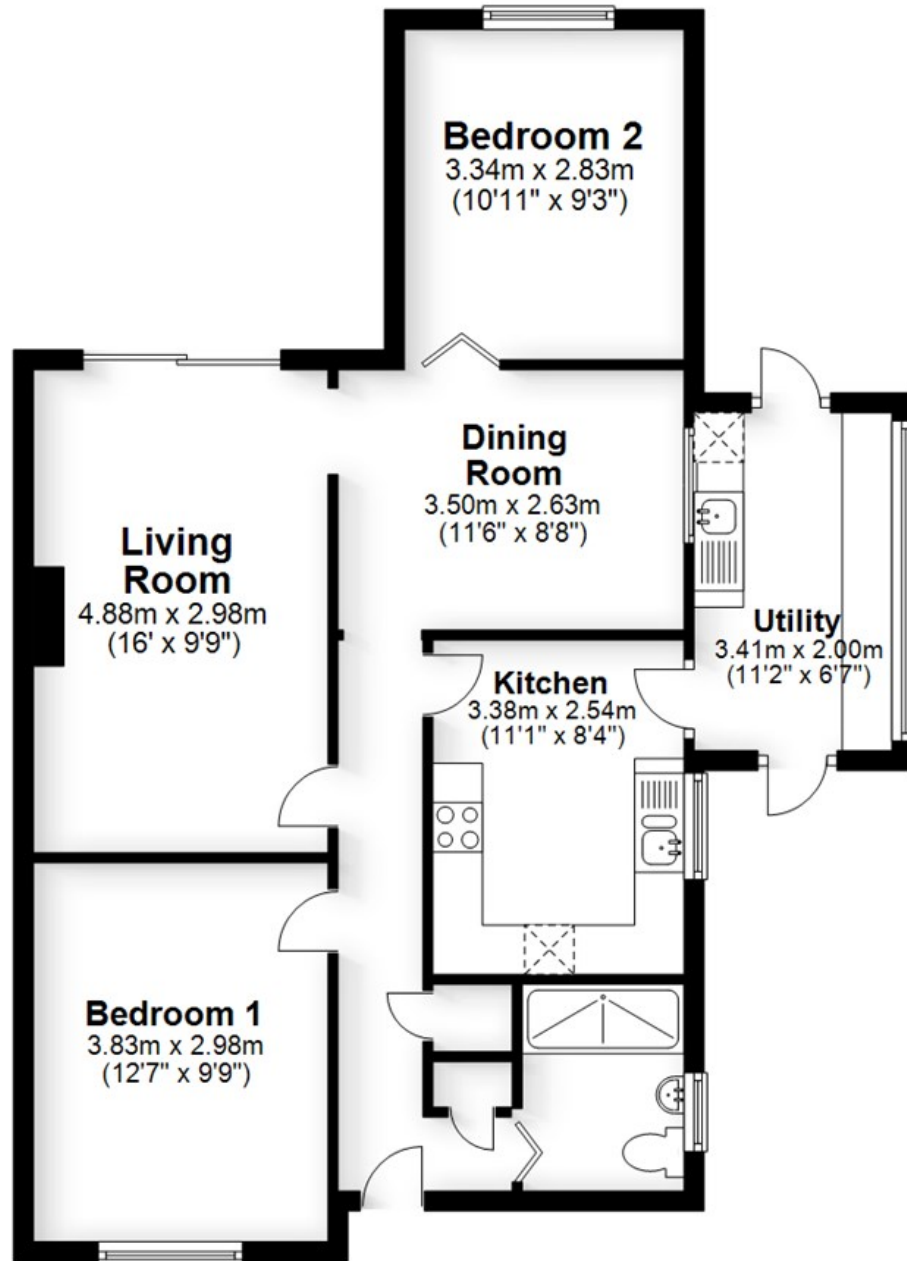
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

Disclaimer

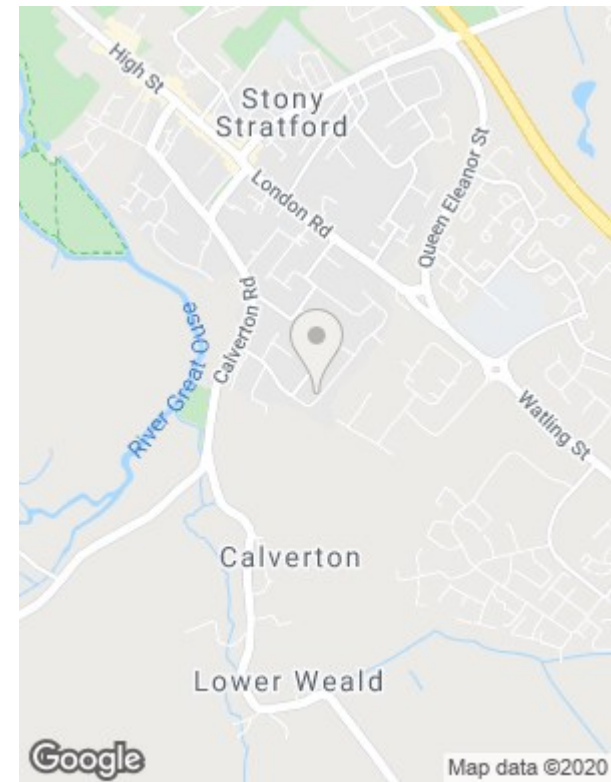
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. 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

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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		71	84
(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	

