



# CHOICE PROPERTIES

## *Estate Agents*

40 Wolverton Road,  
Milton Keynes, MK19 7AA

Offers Over £375,000



Choice Properties are delighted to bring to the market this semi detached house plus self contained annex. Ideal property for multigenerational living or home and income. This delightful property is an extended 1930's home located on Wolverton Road in the picturesque village of Haversham. With its charming features and convenient location along with a one-bedroom self-contained annexe this is a property you must view.

## Location

Situated in the idyllic village of Haversham, this property offers a peaceful and picturesque setting. However, it also benefits from its close proximity to a mainline railway station and Milton Keynes shopping centre, renowned for its array of shops, restaurants, and theatres. This ensures that residents can easily access everyday amenities and enjoy a vibrant lifestyle.

Upon entering the house, you will be greeted by a spacious lounge/dining room. This versatile area provides ample space for both relaxation and entertaining, making it ideal for gatherings with family and friends. The large window floods the room with natural light, creating a bright and inviting atmosphere.

Adjacent to the lounge/dining room is a spacious re-fitted kitchen. This well-appointed space offers plenty of storage and work surfaces, providing a practical and functional area.

One of the standout features of this property is the 16ft conservatory style day room, located at the rear of the house. This additional living space offers flexibility and versatility, allowing you to enjoy the garden views and natural surroundings throughout the year.

Moving to the upper level, you will find two bedrooms, each offering comfortable accommodation for residents or guests. The layout of the property also includes a bathroom, ensuring convenience and privacy.

Completing the main property is a loft room, providing additional space that can be utilised according to your needs, such as a home office, playroom, or extra storage area.

Additionally, the property includes a detached one bedroom self-contained annexe with accommodation comprising open plan lounge/dining room and kitchen, separate double bedroom and modern shower room. The annexe provides a range of possibilities, such as a guest house, home office or home and income.

## Garden

To the front of the property you will find an array of trees, shrubs and flowers, walled surround and a pathway.

The property boasts a garden at the rear, mainly laid to lawn, trees, flower and shrubs, fenced and walled surround, side access.; and offering a tranquil outdoor space where you can relax, entertain, or indulge in gardening activities.

## Parking

Parking is made convenient with a driveway at the front of the property, while off-road parking is available at the rear.

## Entrance Hall

Obscure double glazed windows to side, internal etched window to side, wall mounted boiler, radiator.

## Reception Room

22'0" x 12'9"

Double glazed window to front, internal glazed doors to rear opening to kitchen, gas fire with decorative surround, two radiators.

## Kitchen

12'01" x 10'08"

Range of eye level and base units, worktop space, one and half bowl stainless steel sink with mixer tap and drainer, built in double oven and hob with extractor fan above, space for appliances, part tiled walls.

## Conservatory/Day Room

16'01" x 12'03"

Double glazed windows to rear, double glazed sliding patio doors to rear opening to rear garden, two radiators.

## Landing

Loft hatch, pull down ladder giving access to loft space, room with Velux window.

## Bedroom 1

11'01" x 10'01"

Double glazed window to front, built in wardrobes, airing cupboard, radiator.



## **Bedroom 2**

8'07" x 6'09"

Double glazed window to rear, radiator.

## **Bathroom**

Obscure double glazed window to rear, white suite comprising low level w.c, wash hand basin, panelled bath with mixer tap and shower attachment, tiled walls, heated towel rail, stone effect flooring.

## **Annex Kitchen/Reception Room**

14'09" x 14'04"

Double glazed window to rear, double glazed patio doors to rear opening to rear garden, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven and hob with extractor fan above, built in fridge, built in washing machine, modern electric panel heater, two double glazed Velux windows.

## **Annex Bedroom**

11'03" x 10'08"

Two double glazed Velux windows, double glazed window to front, built in wardrobes.

## **Annex Bathroom**

Double glazed Velux window, white suite comprising low level w.c, vanity wash hand basin, tiled shower cubical.

## **Annex Garden**

Artificial grass, side access, shed.

## **Annex Parking**

Off road parking situated to the rear.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Council tax band**

Local authority - Milton Keynes Council.

Civic Offices,

1 Saxon Gate East,

Milton Keynes,

MK9 3EJ

Tel. - 01908 691691

Website - <https://www.milton-keynes.gov.uk/>

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

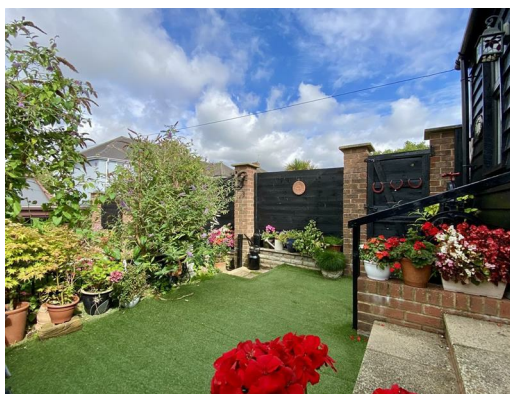
## **Additional note**

Please note that this property is being sold by a relative of an employee of Choice Properties.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

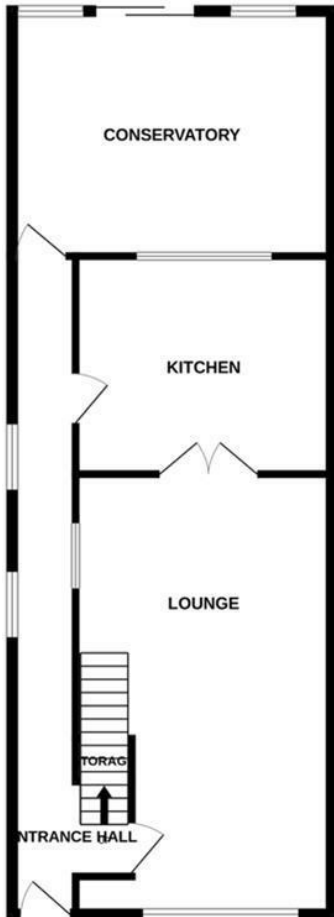




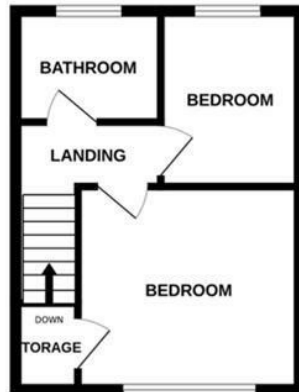




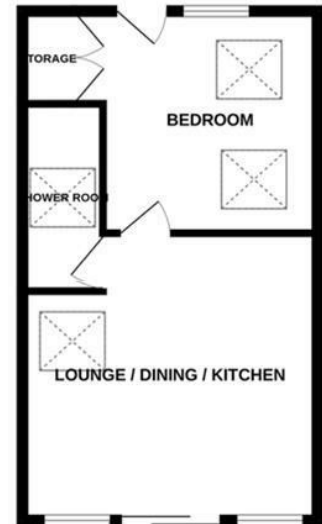
GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



ANNEXE  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.  
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# Directions

Please use the postcode MK19 7AA to navigate to the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

