



Tudor Gardens, Milton Keynes, MK11 1HX

45 Tudor Gardens
Stony Stratford
Milton Keynes
MK11 1HX

£895,000

A large 5 bedroom detached house, with accommodation of around 2,600 ft.², on a popular development close to the town.

The property has extensive accommodation, around 2,600 ft.², set over two floors comprising a spacious entrance hall, cloakroom, 3 reception rooms, a kitchen/breakfast room and utility room. On the first floor there are 5 double bedrooms - each with wardrobes - one with an en-suite shower room, plus a family bathroom. Outside the property has an in and out carriage driveway, good size gardens and garage extending to around 47 ft in length. The property does require some updating, and has been priced to reflect this.

Tudor Gardens is an exclusive development of 48 homes, built in the 1980's, of large, well spaced houses on large plots - each of an individual design. It is located on the edge of town with the High Street within comfortable walking distance and easy access to Central Milton Keynes, and the mainline railway stations at Central Milton Keynes and Wolverton.

- Large Detached House - Around 2,600 ft.²
- 3 Reception Rooms
- 5 Double Bedrooms with Wardrobes
- Kitchen/Breakfast Room + Utility Room
- 2 Bath/Shower Rooms + Cloakroom
- Spacious Hall & Landing
- 47ft Long Garage & Carriage Driveway
- Enclosed Gardens
- Exclusive Development & Individual Homes
- CHAIN FREE SALE





Ground Floor

Glazed French doors open to a porch which has a door leading to the entrance hall.

The spacious entrance hall has a dog leg staircase to the first floor and doors to most rooms.

A family room has a window to the front and a large walk-in storage cupboard housing with gas and boiler.

A cloakroom has a WC and wash basin.

The living room is a large L shaped room with a brick built fireplace with open flu, two windows to the front and French doors opening to the dining room.

The dining room has glazed French doors with glazed side panels plus an additional window overlooking the rear garden. Return door to the entrance hall.

The kitchen/breakfast room has a range of units to floor and wall levels with worktops, 1 1/2 bowl sink unit and integrated gas hob, extractor hood and double oven. Space for other appliances and space for a dining table. Windows and door to the rear.

A utility room has a base level unit., work top, sink and space for a washing machine and dryer. Window to the side.

First Floor

The spacious landing has access to the loft, an airing cupboard and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with built-in wardrobes and an en-suite shower room with a suite comprising WC, wash basin, shower cubicle, cupboard and a window to the front.

Bedroom 2 is a large double bedroom with two windows to the rear and a built in wardrobe

Bedroom 3 is a double bedroom located to the rear with a built-in wardrobe.

Bedroom 4 is a double bedroom located to the rear with a built-in double wardrobe

Bedroom 5 is a double bedroom to the front with a built-in double wardrobe.

The large family bathroom has a suite comprising WC, wash basin set in a vanity unit, bath with mixer tap shower, and a separate shower cubicle. Tiled walls. Window to the front.

Outside

A carriage driveway has in and out access, is laid with tarmac and boarded by a wall and hedge. Side gated access to both sides of the property leading to the rear garden.

The rear garden has been landscaped with patios, lawns, stocked beds and borders, pond, and includes some mature trees and plants. Timber-built summer house.

Garage

The large tandem garage extends to 14.33 m (47ft) in length with a roller shutter door to the front, window to the rear and a side pedestrian door. Power and light and loft storage.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: G

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.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

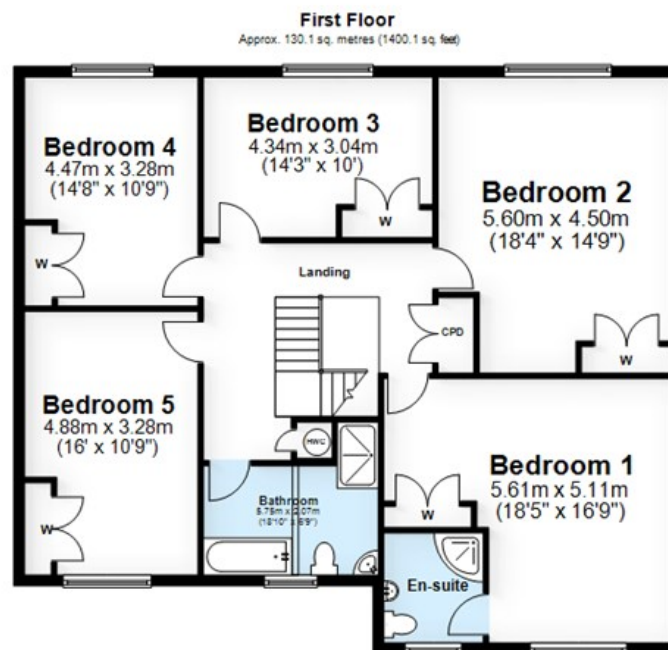
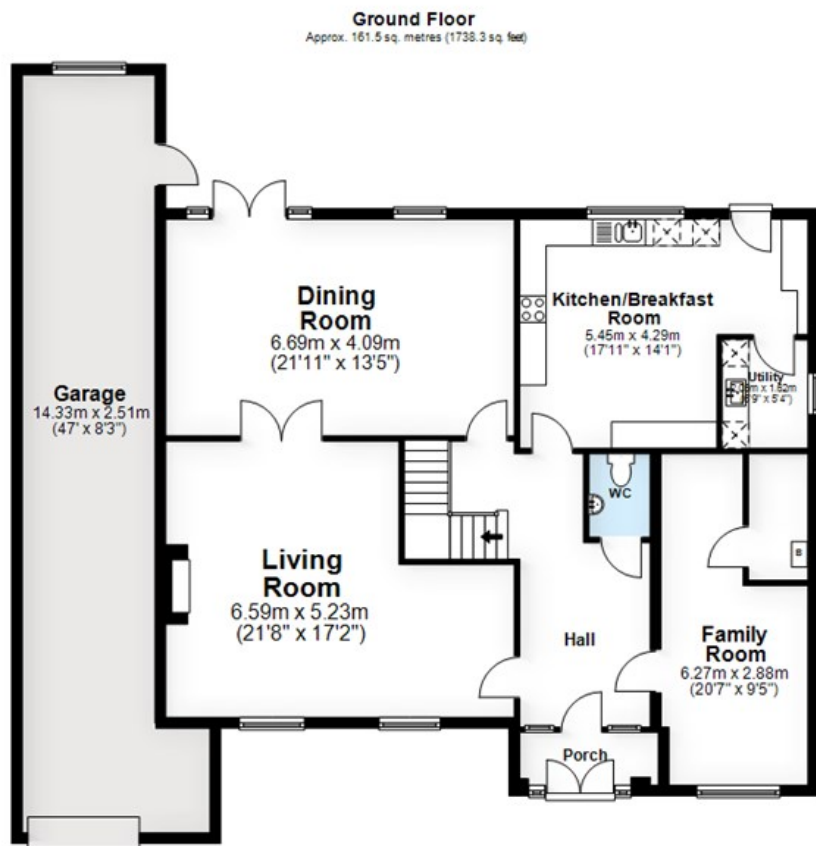
Disclaimer

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.



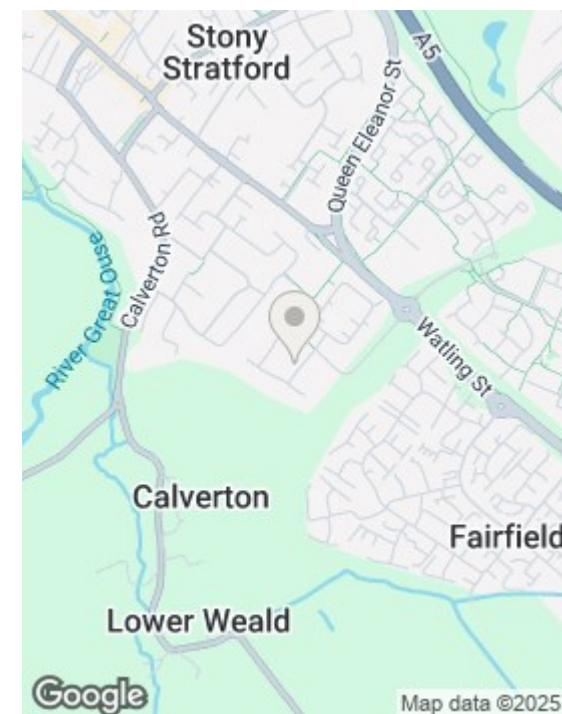






Total area: approx. 291.6 sq. metres (3138.4 sq. feet)

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 shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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 Fine & Country.
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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	81
EU Directive 2002/91/EC			

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