



**Connells**

Cosgrove Road  
Old Stratford Milton Keynes





## Property Description

\*\*\*THREE RECEPTION ROOMS\*\*\*FOUR DOUBLE BEDROOMS\*\*\* Located in the popular area of Old Stratford, within arms reach of the boutique and ever popular Stony Stratford High Street, is this fantastic four bedroom detached family home. Offering great sized and versatile living spaces, as well as an ensuite shower room and a private rear garden, this home is ideal for any buyer interested in a large, executive and well maintained home.

The property comprises a spacious entrance hall, sitting room, cloakroom, bay-fronted lounge, separate dining room and a well equipped kitchen which leads onto the separate utility room. To the first floor you will find four DOUBLE bedrooms, with bedroom one having an en suite shower room, and the family bathroom. The property also boasts a large private driveway with parking for multiple vehicles and a private and enclosed rear garden.

Old Stratford offers great transport links to the A5 as well as the A508 to Northampton and the A422 to Buckingham. It is just a stones throw from idyllic local beauty hotspots such as Stony Stratford Nature Reserve and Ouzel Valley Park as well as world famous pubs and restaurants in Stony Stratford.

## Entrance Hall

Solid wood flooring. Under stairs cupboard. Spotlights. Double glazed window to front aspect.

## Cloakroom

Wash hand basin vanity unit. Low level w.c. Heated towel rail. Tiled flooring. Obscure double glazed window to side aspect.

## Sitting Room

10' 11" x 9' 11" ( 3.33m x 3.02m )

Carpet flooring. Spotlights. Radiator. Double glazed window to front aspect.

## Lounge

11' x 16' 10" Plus bay ( 3.35m x 5.13m Plus bay )

Decorative fireplace. Radiator. Carpet flooring. Double glazed bay window to front aspect.

## Dining Room

11' 2" x 9' 11" ( 3.40m x 3.02m )

Period radiator. Under floor heating. Tiled flooring. Double glazed double doors to rear aspect.

## Kitchen

10' 7" x 11' 10" ( 3.23m x 3.61m )

Fitted wall and base units with complimentary stone worktop over. Sunken one and a half bowl sink and drainer. Integrated dishwasher and fridge/freezer. Spotlights. Tiled flooring. Underfloor heating. Double glazed window to rear aspect.

## Utility Room

13' 2" x 5' 6" ( 4.01m x 1.68m )

Fitted base units with laminate worktop over. Stainless steel bowl sink and drainer. Space for washing machine and tumble drier. Spotlights. Tiled flooring. Wooden double glazed rear door.

## First Floor Landing

Double glazed window to front aspect.

## Bedroom 1

13' 8" x 11' 2" ( 4.17m x 3.40m )

Double glazed window to front aspect. Radiator. Carpet flooring.

## En Suite

Double shower cubicle. Low level w.c., Vanity unit wash hand basin. Under floor heating. Heated towel rail. Partly tiled. Spotlights. Tiled flooring. Obscure double glazed window to side aspect.

## Bedroom 2

10' 11" x 10' 10" up to wardrobes ( 3.33m x 3.30m up to wardrobes )

Double wardrobes. Radiator. Double glazed window to front aspect.

## Bedroom 3

13' 4" max x 11' max ( 4.06m max x 3.35m max )

Carpet flooring. Radiator. Double glazed window to rear aspect.

## Bedroom 4

11' 3" x 7' 6" plus door recess ( 3.43m x 2.29m plus door recess )

Carpet flooring. Radiator. Double glazed window to rear aspect.

## Bathroom

Shower cubicle. Panel bath with mixer tap. Low level w.c. wash hand basin. Extractor fan. Tiled flooring. Under floor heating. Obscure double glazed window to rear aspect.

## Outside

## Rear Garden

Low level brick wall. Mainly laid to lawn. Patio area. Enclosed by timber fence.

## Front Garden

Enclosed by hedging. Gravel area.

## Agents Notes

- The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

- Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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