



**Connells**

Church Street  
Wolverton Milton Keynes



## Property Description

**\*\*LARGE GARAGE AND CELLAR\*\***  
Pleasantly situated in Wolverton, this stunning four bedroom home is offered for sale by Connells Estate Agents. This family home benefits from period fireplaces, high ceilings, multiple reception rooms, large single garage, full sized cellar and downstairs cloakroom. This property is ideal for all and **VIEWINGS ARE HIGHLY RECOMMENDED**. The accommodation comprises, entrance hall, lounge, dining room, cellar, kitchen, cloakroom. Upstairs, there are three double bedrooms, one single bedroom and a refitted bathroom suite. Externally, there is a good size rear garden and a large single garage offering the opportunity for off-street parking.

Wolverton offers great transport links to the A5 as well as the A508 and the A422. It is just a stones throw from idyllic local beauty hotspots such as Stony Stratford and Floodplain Forest Nature Reserves, the Grand Union canal and Ouzel Valley Park as well as world famous pubs and restaurants in Stony Stratford. Junction 14 of the M1 motorway is approximately 7 miles & Milton Keynes Central Railway Station is around 4 miles away. The nearest railway station is Wolverton, just 0.4 mile, for services to London Euston, Milton Keynes, Northampton, and Birmingham. Milton Keynes railway station, (on the same line), is the nearest station for access to fast trains to London, intercity and cross-country services.

## Entrance

Front door to entrance hall.

## Entrance Hall

Doors leading to lounge and dining room.

## Cloakroom

Tiled flooring. Close coupled w.c. Double glazed obscure window to rear aspect.

## Cellar

17' 6" x 11' 10" ( 5.33m x 3.61m )  
Brick support arch.

## Lounge

13' 2" Into chimney breast recess x 12' 3" ( 4.01m Into chimney breast recess x 3.73m )  
Fitted cupboards and shelves. Period fireplace with wooden mantle. Radiator. Carpet. Double glazed window to front aspect.

## Dining Room

13' Max up to chimney breast x 11' 11" Max ( 3.96m Max up to chimney breast x 3.63m Max )  
Wooden flooring. Fitted cupboards and drawers. Period fireplace with mantle over.

Radiator. Door to cellar. Double glazed window to rear aspect.

## Kitchen

11' 4" x 7' Plus bay ( 4.06m x 2.13m Plus bay )

Fitted kitchen wall and base units with complimentary Quartz work surface. Sunken one and a half stainless steel sink. Electric Rangemaster steel oven with integrated hood over. Boiler. Ceramic tiled flooring. Space for fridge/freezer and washing machine. Radiator. Double glazed Upvc door to side aspect. Double glazed window to side aspect.

## First Floor Landing

### Bedroom 2

11' 11" x 12' Into chimney breast recess ( 3.63m x 3.66m Into chimney breast recess )

Period fireplace. Radiator. Floorboards. Double glazed window to rear aspect.

### Bedroom 3

12' 4" x 10' 6" Into chimney recess ( 3.76m x 3.20m Into chimney recess )

Radiator. Carpet. Double glazed window to front aspect. Period tiled fireplace.

### Bedroom 4

9' 1" x 7' 5" ( 2.77m x 2.26m )

Floorboards. Radiator. Double glazed window to front aspect.

## Bathroom

Panel bath with shower over. Close coupled w.c., vanity unit with copper wash hand basin over. Spotlights. Combination radiator and heated towel rail. Extractor fan. Fully tiled. Ceramic tiled flooring. Double glazed obscure window to side aspect.

## Second Floor

### Bedroom 1

17' 6" Max x 12' 8" ( 5.33m Max x 3.86m )

Some restricted height. Under eaves storage Carpet. Radiator. Double glazed window to rear aspect.

## Outside

### Rear Garden

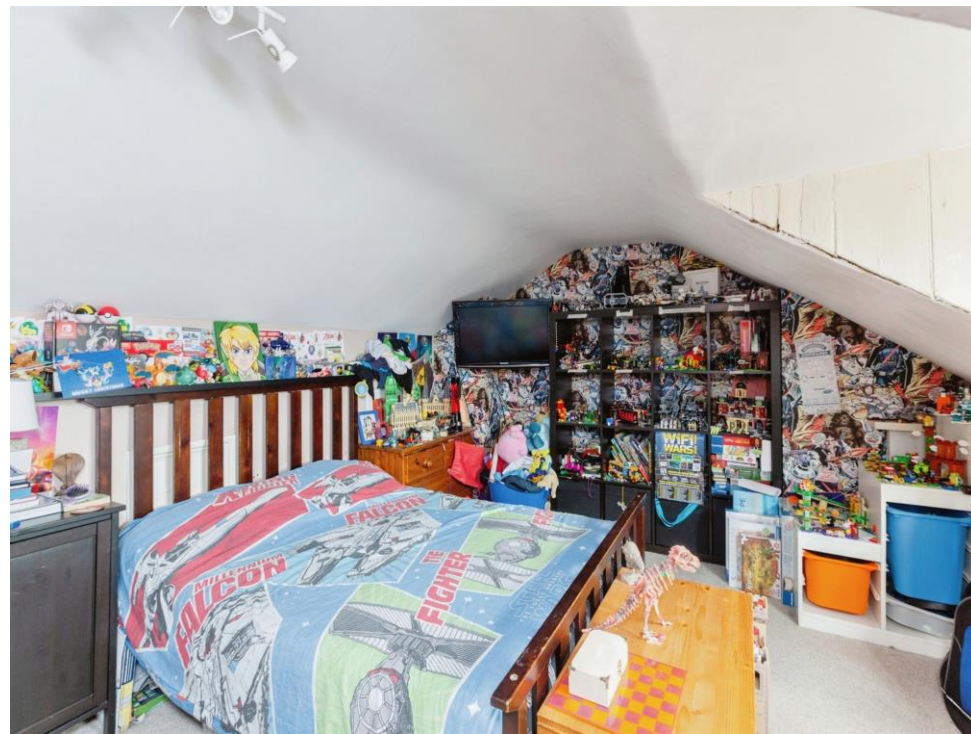
Mainly laid to lawn with decking area. Mature trees, hedges and shrubs. Enclosed by timber fencing and brick wall.

## Garage

16' 4" x 15' 4" ( 4.98m x 4.67m )

With up and over door. Personal door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSD306633](http://connells.co.uk/Property/SSD306633)**



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Property Ref: SSD306633 - 0005