



**Connells**

Swan Place  
Old Stratford Milton Keynes





## Property Description

**\*\*\*IMMACULATE TWO BEDROOM HOME\*\*\***  
Located in the popular village of Old Stratford, this immaculate two-bedroom home is located in a cul-de-sac and just a stone's throw from local amenities nearby. This ideal starter home benefits from off-street parking for two vehicles, a good sized private rear garden and a downstairs cloakroom! The accommodation briefly comprises of entrance hallway, downstairs cloakroom, kitchen, lounge, two bedrooms and the family bathroom. Externally, there is a good size private rear garden with rear access and allocated off street parking for two vehicles.

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 stone 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.

Junction 14 of the M1 motorway is approximately 9 miles and Milton Keynes Central Railway Station is around 5 miles away. The nearest railway station is Wolverton, approximately 2.5 miles, for services to London Euston, Bletchley, Milton Keynes, Northampton, 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 Hall

UPVC front door. Radiator. Wooden flooring.

## Cloakroom

Vanity unit wash hand basin. Extractor fan. Close coupled w.c. Laminate flooring.

## Lounge

13' 8" max x 8' 7" Plus door recess ( 4.17m max x 2.62m Plus door recess )

Wooden flooring. Radiator. Storage cupboard. Double glazed French doors to rear aspect.

## Kitchen

9' 6" x 6' 7" ( 2.90m x 2.01m )

Fitted kitchen wall and base units with complimentary work surface. Induction hob. Electric oven. Extractor hood over. Stainless steel one bowl sink and drainer. Integrated washing machine, dishwasher and fridge/freezer. Tiled flooring.

## First Flooring

### Bedroom 1

9' 5" max x 10' 9" ( 2.87m max x 3.28m )

Double glazed window to front aspect. Over stairs cupboard. Radiator. Carpet.

## Bedroom 2

10' 2" max x 6' 7" ( 3.10m max x 2.01m )

Double glazed window to rear aspect.  
Radiator. Carpet.

## Bathroom

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Partly tiled walls. Radiator. Laminate flooring. Double glazed obscure window to rear aspect.

## Outside

### Front Garden

Shrubs in borders. Light.

### Rear Garden

Mainly laid to lawn. Patio area. Shrubs and hedging in borders. Enclosed by timber fencing and brick wall. Rear Gate.

## Parking

Two allocated parking spaces.

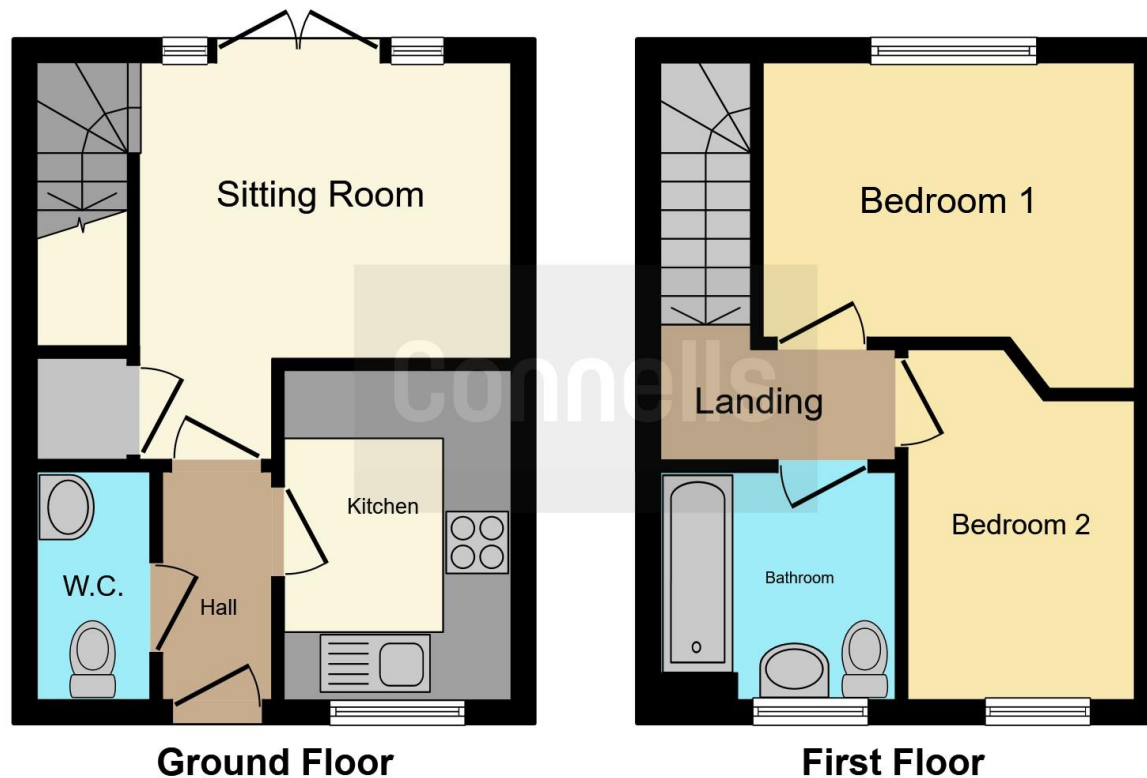












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B**

Tenure: Freehold

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Property Ref: SSD306606 - 0002