



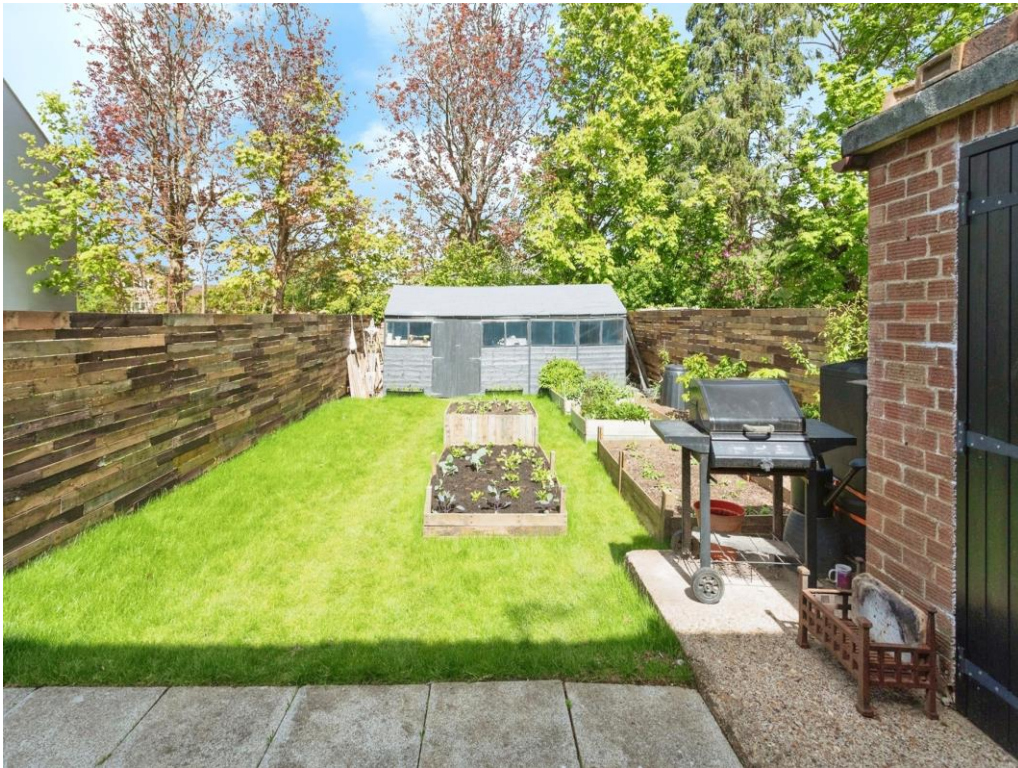
**Connells**

Boundary Crescent  
Stony Stratford MILTON KEYNES



# Boundary Crescent Stony Stratford MILTON KEYNES MK11 1DE

for sale  
£400,000



## Property Description

\*\*\*WELL PRESENTED LARGE FAMILY HOME IN POPULAR MARKET TOWN LOCATION\*\*\*

Beautifully presented throughout and benefiting from a large rear garden, off-street parking, utility room and ensuite shower room, this large family home is in great condition throughout and ready to move into! The property is versatile and spacious, providing a fantastic living environment with all the amenities a growing family would require. Pleasantly situated in this sought-after market town and in outstanding ofsted catchments, this is certainly not a property you want to miss!

The accommodation briefly comprises entrance porch, hallway, lounge, spacious kitchen/ diner/ family room, utility room and outside store. The first floor holds three great sized bedrooms, ensuite to master bedroom and family bathroom. The loft room offers great versatile space with the potential for further bedrooms or a study. Externally, the property has a new driveway offering off-street parking for multiple vehicles as well as a large rear garden with storage shed.

## Entrance Hall

Under stairs storage.

## Lounge

10' 11" x 14' 8" ( 3.33m x 4.47m )

Electric fire. Radiator. Laminate flooring. Double glazed window to front aspect.

## Kitchen/ Diner/ Family Room

22' 10" x 12' 8" ( 6.96m x 3.86m )

Fitted kitchen with wall and base units with complimentary wood block work surface. Porcelain butler sink. Integrated dishwasher. Electric oven and gas hob with extractor hood over. Space for fridge/freezer. Spot lights. Tiled flooring. Radiator. Double glazed French doors to rear aspect. Log burner.

## Utility Room

Double glazed door to kitchen. Door to side aspect.

## First Floor Landing

### Bedroom 1

15' 2" max x 9' 5" ( 4.62m max x 2.87m )

Double glazed window to rear aspect. Wooden flooring. Radiator. Spotlights

### En Suite

Shower cubicle. Part tiling to walls. Close coupled w.c., pedestal wash hand basin. Tiled flooring.

### Bedroom 2

12' 3" x 10' 11" ( 3.73m x 3.33m )

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

### Bedroom 3

9' 5" x 11' ( 2.87m x 3.35m )

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

## Bathroom

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Tiled flooring.

## Second Floor

### Loft Room/ Study

11' 2" x 25' Max ( 3.40m x 7.62m Max )

Storage. Carpet. Two double glazed velux windows to rear aspect.

## Outside

### Rear Garden

Grass with raised beds. Patio area. Large timber storage shed.

## Parking

Off street parking for multiple cars.

## Stony Stratford

Stony Stratford is a busy, picturesque market town at the North West corner of Milton Keynes and is affectionately known as 'The Jewel in the Crown of Milton Keynes'. The many historical buildings, pubs, restaurants and specialist shops attract visitors from some distance and the outskirts of the town benefit from attractive countryside and parkland with lovely riverside walks.

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.













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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SSD306667](http://connells.co.uk/Property/SSD306667)**

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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