



**Connells**

Wharf Lane  
Old Stratford MILTON KEYNES



## Property Description

\*\*\*GREAT SIZE BUNGALOW DOWN PRIVATE ROAD\*\*\*Pleasantly situated on the edge of Old Stratford, with easy access to the popular High Street in Stony Stratford, this two bedroom, two bathroom bungalow is offered for sale in great condition throughout. This bungalow is situated on a great sized, private plot with gated off-street parking for multiple vehicles and has planning permission to extend this home further. All rooms within this well-presented bungalow are spacious and bright with the master bedroom and lounge boasting large French doors leading to the garden. With other benefits including an ensuite shower room and utility room, this is certainly not a property to miss out on!

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. Laminate flooring. Electric radiator. Aircon unit. Spotlights.

## Lounge / Diner

17' 11" x 16' 2" max ( 5.46m x 4.93m max )  
Two electric radiators, Laminate flooring. Aircon unit. Double glazed French doors. Double glazed window to side aspect.

## Kitchen

6' 9" x 10' 6" ( 2.06m x 3.20m )  
Fitted kitchen wall and base units with complimentary laminate work surface. Stainless steel one bowl sink and drainer. Induction hob and extractor hob. Electric oven and grill. Space for fridge/freezer and dishwasher. Laminate flooring. Spotlights. Double glazed window to front aspect.

## Utility Room

6' 9" x 5' 11" ( 2.06m x 1.80m )  
Fitted wall units and complimentary laminate work surface. Space for washing machine and tumble dryer. Laminate flooring. Spotlights. Double glazed window to front aspect.

## Bedroom 1

15' 10" max x 15' 2" max ( 4.83m max x 4.62m max )

Electric radiator. Storage cupboard. Spotlights. Double glazed French doors to front aspect. Carpet flooring. Double glazed window to side aspect.

## En Suite

Shower cubicle. Close coupled w.c. pedestal wash hand basin. Heated towel rail. Extractor fan. Spotlights. Vinyl flooring. Partly tiled. Double glazed obscure window to rear aspect.

## Bedroom 2

15' 1" x 8' 2" ( 4.60m x 2.49m )

Electric heater/ aircon unit. Carpet. Double glazed window to rear aspect.

## Bathroom

Shower cubicle. Enclosed cistern w.c., Vanity unit wash hand basin. Extractor fan. Fully tiled. Fitted storage. Loft access. Heated towel rail. Painted floorboards. Double glazed obscure window to rear aspect.

## Outside

## Garden

Grass area with trees and shrubs. Patio areas. Storage shed. Gravel area. Enclosed by timber fencing.

## Parking

Gated off street parking for multiple cars.









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: E**

Tenure: Freehold

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Property Ref: SSD306660 - 0003