



**Connells**

Blenheim Avenue  
Stony Stratford Milton Keynes





### Property Description

Pleasantly situated in this sought after area of this popular market town. A spacious three-bedroom family home with a mature, good sized garden and driveway parking. The property benefits from a good-sized living room, a fitted kitchen, double glazing, gas to radiator heating and three double bedrooms. Driveway and gardens to front and rear.

Stony Stratford is a busy, picturesque market town at the Northwest corner of Milton Keynes. The many 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. The High Street was once The Watling Street and later the A5 and Wolverton Railway Station is approximately two miles away. Junction 14 of the M1 motorway is approximately 9 miles and Milton Keynes Central Railway Station is around 5 miles away.

### Entrance Porch

Double glazed door to front. Double glazed window to side aspect. Carpet.

### Entrance Hall

Doors to kitchen, living room and garage conversion. Wood effect laminate floor. Radiator.

### Living Room

21' 5" x 11' 2" ( 6.53m x 3.40m )  
Double glazed French doors to rear aspect. Double glazed window to front aspect. Carpet. Radiator. Feature stone fire and mantle. Coving to ceiling.

### Dining Room/Garage Conversion

14' 10" x 7' 11" ( 4.52m x 2.41m )  
Double glazed window to front aspect. Radiator. Carpet. Coving to ceiling. Dado rail.

### Kitchen

11' 5" x 8' 9" ( 3.48m x 2.67m )  
Fitted wall and base units with roll edge worktop. Single electric oven. Four ring gas hob with hood over. Stainless steel sink and drainer with monobloc mixer tap. Radiator. Laminate floor. Coving to ceiling. Obscure half glazed door to side aspect. Double glazed windows to rear and side aspects. Plumbing for washing machine. Space for fridge/freezer.

### First Floor Landing

Loft access. Dado rail. Carpet. Double glazed window to side aspect.

## Bedroom 1

14' 6" x 11' ( 4.42m x 3.35m )

Fitted wardrobe. Carpet. Radiator. Double glazed window to front aspect.

## Bedroom 2

10' 4" x 11' 4" ( 3.15m x 3.45m )

Built-in cupboard. Airing cupboard. Dado rail. Carpet. Radiator. Double glazed window to rear aspect.

## Bedroom 3

9' 3" x 9' 2" ( 2.82m x 2.79m )

Carpet. Radiator. Double glazed window to front aspect.

## Bathroom

Corner bath with mixer shower over. Close coupled toilet. Pedestal wash hand basin. Radiator. Fully tiled. Two obscure double-glazed windows to rear aspect. Extractor.

## Outside

### Front Garden

Mainly block driveway for three to four cars. Low maintenance slate chipping shrub beds. Side gated access to rear garden. Enclosed by wall and hedging.

## Rear Garden

Enclosed by timber post and panel fencing. Mainly gravel (low maintenance) with deck and patio seating areas. Shrub and flower bed borders. Timber storage shed.

## Agents Note

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.

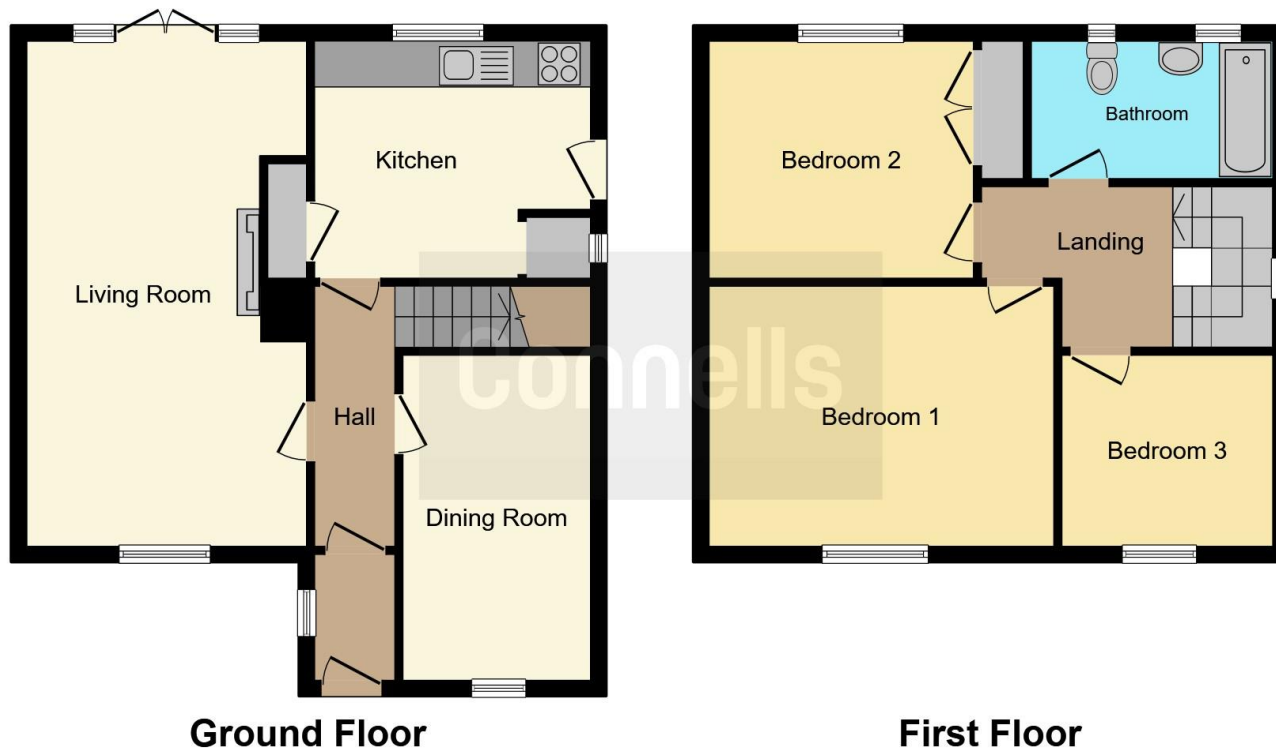












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSD306786](http://connells.co.uk/Property/SSD306786)**



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