



**Connells**

Prospect Road  
Stony Stratford Milton Keynes

# Prospect Road Stony Stratford Milton Keynes MK11 1BL

for sale offers in excess of  
**£270,000**



## Property Description

**\*\*\*NO UPPER CHAIN\*\*\*** Offered for sale in excellent condition and pleasantly situated in this sought after market town, this two-bedroom home is offered for sale by Connells Estate Agents. With the benefits of two reception rooms and high ceilings, this property would make a fantastic first purchase. This property comprises entrance hall, lounge, dining room, kitchen, family bathroom and two double bedrooms. Outside there is an enclosed rear garden with gated access.

Stony Stratford is a busy, picturesque market town at the Northwest 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.

## Entrance

Upvc front door into lounge.

## Living Room

12' 6" x 11' 2" ( 3.81m x 3.40m )  
Hardwood floor. Wood Burner. Radiator. Upvc double glazed sash windows to front aspect.

## Dining Room

12' 6" x 10' 11" ( 3.81m x 3.33m )  
Chimney breast. Carpet. Gas meter. Radiator. Upvc double glazed window to rear aspect.

## Kitchen

8' 5" x 6' 8" ( 2.57m x 2.03m )  
Fitted with wall and base units with complimentary work surface over. Gas hob and electric oven. Porcelain sink with mixer tap. Space for washing machine, fridge/freezer and microwave. Underfloor heating. Tiled floor. Spotlights. Combination boiler. Upvc double glazed door and window to side aspect.

## Bathroom

Upvc double glazed obscure window to rear aspect. Panel bath with shower over. Vanity unit hand wash basin. Low level w.c. Partly tiled. Heated towel rail.

## First Floor Landing

Doors to bedroom.

## Bedroom 1

12' 6" x 11' 2" ( 3.81m x 3.40m )

Fitted wardrobes. Carpet. Double glazed Upvc sash window to front aspect.

## Bedroom 2

10' 11" x 9' 7" ( 3.33m x 2.92m )

Built-in wardrobes. Built-in cupboard over stairs. Carpet. Radiator. Double glazed Upvc sash window to rear aspect.

## Outside

### Rear Garden

Mainly laid to lawn with mature shrubs, hedging and trees. Patio area. Timber shed.









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

**T 01908 563 993**  
**E [stonystatford@connells.co.uk](mailto:stonystatford@connells.co.uk)**

82 High Street Stony Stratford  
 MILTON KEYNES MK11 1AH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSD306850](http://connells.co.uk/Property/SSD306850)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSD306850 - 0004