



Not for marketing purposes INTERNAL USE ONLY

Mill Lane
Stony Stratford Milton Keynes

Mill Lane Stony Stratford Milton Keynes MK11 1BQ

for sale
£425,000



Property Description

****THIS IS A MUST SEE**** Ideally situated in this quiet backwater position close to Stony Stratford town centre. A two bedroom bungalow tastefully and immaculately presented. The accommodation comprises lounge, kitchen with appliances, open to dining area, inner hallway and utility room. The master bedroom has fitted wardrobes and en suite shower room and the second bedroom also has en suite shower room.

There is shared access to large private parking area with parking for two cars at the front of the courtyard. There is further space for two cars for the adjoining property. To the front is a low maintenance courtyard garden enclosed by a brick wall and close board fencing. Garden summer house with power, an electric controlled awning covers the patio area.

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 town also offers countryside and parkland with lovely riverside walks.

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

Double glazed front door to accommodation.

Lounge

18' 4" x 10' less chimney breast (5.59m x 3.05m less chimney breast)

Wood flooring. Electric fireplace. Double glazed sash window and French patio doors to courtyard. Two radiators.

Kitchen / Diner

14' 4" x 16' 8" (4.37m x 5.08m)

'L' shaped room. Fitted units to base and eye level with complimentary worktop over. Built-in gas hob and dishwasher. Extractor. Space for appliances. New LVT flooring. Radiator. Kitchen island. Double glazed sash window to front courtyard. Double glazed French doors to rear garden. Doors to accommodation. Loft hatch.

Inner Hallway

Tiled flooring. Skylight window. Radiator.

Utility Room

5' 3" x 7' 8" (1.60m x 2.34m)

Stainless steel sink with cupboards under. Velux window. Tiled floor. Plumbing for washing machine. Extractor fan.

Bedroom 1

13' x 9' 10" plus wardrobes (3.96m x 3.00m plus wardrobes)

Plus 8'8 x 5'2 max. 'L' shaped room. Built-in wardrobe. Two double glazed sash windows to front courtyard. Carpet. Three radiators. Skylight window.

En Suite Shower Room

Walk in shower. Close coupled w.c., vanity wash hand basin. Full tiling to walls. Velux window. Radiator.

Bedroom 2

10' 1" x 9' 2" (3.07m x 2.79m)

Velux window. Tiled floor. Radiator.

En Suite Shower Room

Shower cubicle. Close coupled w.c., vanity wash hand basin. Velux window, Towel rail.

Outside

There is shared access to large private parking area with parking for two cars at the front of the courtyard. (There is further space for two cars for the adjoining property).

Front Courtyard

Gate to courtyard. To the front is a low maintenance courtyard garden enclosed by a brick wall and close board fencing. It is mainly paved and laid to brick block with raised flower beds with a covered pergola. Water tap. Power point. Outside light. Large wooden shed with power and light.

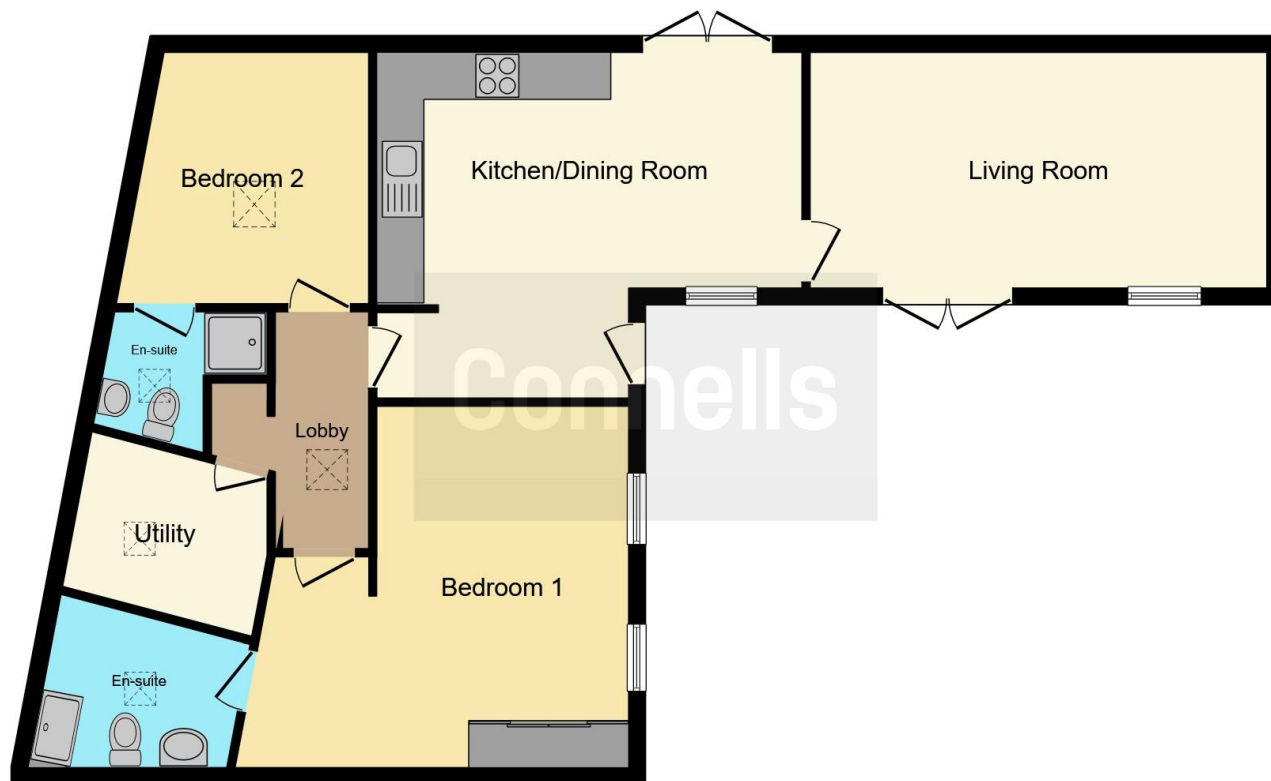
Rear Garden

A low maintenance courtyard garden enclosed by brick wall and close board fencing. Patio and gravelled area with established borders. Garden summer house with power. An electric controlled awning covers the patio area. Water tap. Outside light.









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

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T 01908 563 993
E stonystatford@connells.co.uk

82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

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