



**Connells**

Hale Avenue  
Stony Stratford Milton Keynes

# Hale Avenue Stony Stratford Milton Keynes MK11 1EL

for sale guide price  
**£325,000**



## Property Description

A rarely available four bedroom semi detached family home located in the very sought after Stony Stratford. The accommodation comprises entrance hall, cloakroom, lounge, dining room and kitchen. To the first floor are four bedrooms and a family bathroom. The property further benefits from front and rear gardens, larger than average garage with driveway and is being sold with no upper chain.

STONY STRATFORD is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

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.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

UPVC front door to entrance hall.

## Entrance Hall

Doors to accommodation. Stairs rising to first floor.

## Cloakroom

Double glazed frosted window to front aspect. Close coupled w.c., pedestal wash hand basin.

## Lounge

12' 5" x 15' 8" ( 3.78m x 4.78m )

Double glazed patio doors to garden. Hatch to kitchen.

## Kitchen

8' 2" x 8' 8" ( 2.49m x 2.64m )

Fitted kitchen with space for appliances. Two pantry cupboard. Stainless steel sink. Double glazed window to rear aspect and double glazed door to garden.

## Dining Room

14' 3" x 9' 2" ( 4.34m x 2.79m )

Window to front aspect.

## First Floor Landing

Two storage cupboards. Loft hatch.

## Bedroom 1

9' 2" x 14' 1" ( 2.79m x 4.29m )

Double glazed window to rear aspect.

## Bedroom 2

11' x 11' 3" ( 3.35m x 3.43m )

Double glazed window to front aspect.

## Bedroom 3

7' 8" x 11' 8" ( 2.34m x 3.56m )

Double glazed window to rear aspect.

## Bedroom 4

6' 9" x 9' ( 2.06m x 2.74m )

Double glazed window to front aspect.

## Bathroom

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Double glazed window to front aspect.

## Outside

## Front Garden

Good size garden with path to door.

## Rear Garden

Mainly laid to lawn with patio area.

## Outbuildings

12' 1" x 19' 6" ( 3.68m x 5.94m )

Garage with door and window to garden. Up and over door to front. Additional brick sheds in garden and in front porch.

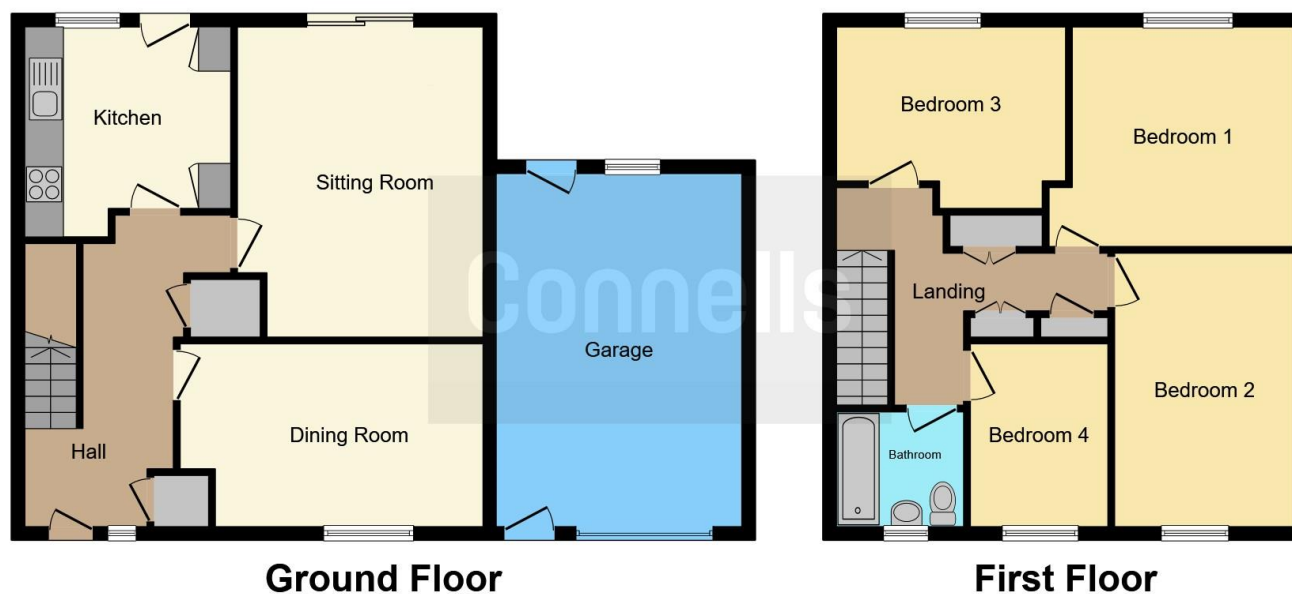
## Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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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 MILTON KEYNES MK11 1AH

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSD307480](http://connells.co.uk/Property/SSD307480)**



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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