



**Connells**

Rowan Drive  
Haversham Milton Keynes



## Property Description

**\*\*\*NO UPPER CHAIN\*\*\*** Pleasantly situated in the popular village of Haversham, this three bedroom home offers a fantastic opportunity for a buyer to create a home suited to their taste and requirements. With further possibilities to extend the property and create a larger home, this family orientated home would make an ideal purchase for all!

The accommodation briefly comprises, entrance porch, hallway, lounge, dining room, conservatory kitchen/ diner, cloakroom, three great size bedrooms and the family bathroom. Externally, there is a large front garden with gated off-street parking, single garage, and a great size rear garden with two storage sheds.

This well-presented property is pleasantly and conveniently situated in this sought after North Buckinghamshire village approximately a mile from Wolverton Railway Station, which has excellent links to London. Milton Keynes railway station, (on the same line), is the nearest station for access to fast trains to London, intercity and cross-country services. Haversham offers a great mixture of countryside living with all the amenities and benefits Milton Keynes offers right on your doorstep. There are plenty of walks in the fields and farmland surrounding the village and it is only a short walk to the nature reserves nearby.

## 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 £300 inc VAT towards the preparation cost of the pack.

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

Upvc double glazed front door to entrance porch. Double glazed windows to front aspect. Radiator.

## Cloakroom

High flush w.c. Double glazed obscured window to side aspect.

## Kitchen/ Diner

18' 5" MAX x 15' 5" MAX ( 5.61m MAX x 4.70m MAX )

Fitted wall and base units with complimentary work surface. Stainless steel bowl sink and drainer. Space for washing machine and fridge. Gas oven and hob with extractor over. Two Radiators. Carpet. Pantry cupboard. Double glazed window to rear aspect. Fitted seating bench.

## Conservatory

16' 2" x 8' 2" MAX ( 4.93m x 2.49m MAX )

Carpet flooring. Double glazed window, french doors and UPVC door to rear aspect.

## Dining Room

11' 1" x 9' 4" ( 3.38m x 2.84m )

Carpet flooring. Double glazed french doors to conservatory. Radiator.

## Lounge

14' 5" + Alcove x 11' 3" ( 4.39m + Alcove x 3.43m )

Open fire. Carpet. Double glazed window to front aspect.

## First Floor Landing

Carpet flooring, Doors to all rooms. Airing cupboard. Double glazed window to side aspect.

## Bedroom 1

13' 2" Up to wardrobe x 9' 4" ( 4.01m Up to wardrobe x 2.84m )

Carpet flooring. Built-in wardrobe. Radiator. Double glazed window to front aspect.

## Bedroom 2

10' 4" x 10' 1" Up to wardrobe ( 3.15m x 3.07m Up to wardrobe )

Carpet flooring. Built-in wardrobe. Radiator. Double glazed window to rear aspect.

## Bedroom 3

9' MAX x 7' 5" ( 2.74m MAX x 2.26m )

Carpet flooring. Radiator. Double glazed window to front aspect.

## Bathroom

Carpet Flooring. Panel bath with Electric power shower over, Pedestal wash hand basin and close coupled w.c. Radiator. Double glazed obscure window to rear aspect.

## Outside

## Front Garden

Mainly laid to lawn with mature hedges and shrubs in flowerbeds. Enclosed by low level brick wall.

## Rear Garden









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: E**

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Tenure: Freehold



Awaiting Photograph

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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