



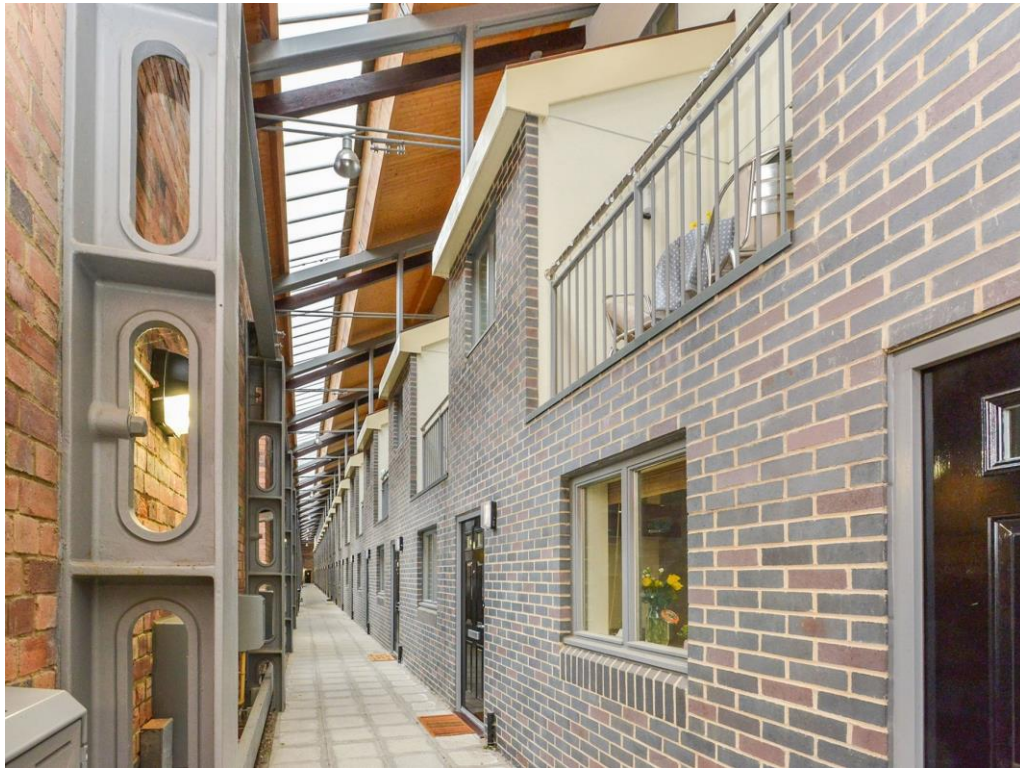
**Connells**

Royal Train Shed Earlestown Way  
Wolverton Milton Keynes



# Royal Train Shed Earlestown Way Wolverton Milton Keynes MK12 5FH

for sale guide price  
**£270,000 - £280,000**



## Property Description

A rare opportunity to acquire a contemporary three storey, two bedroom mews house which is constructed within the Victorian built Royal Train Shed in Wolverton Park. This modern and well presented property benefits from a luxury kitchen with a range of appliances, double glazing, a downstairs cloakroom, underfloor and radiator heating, en suites to both double bedrooms, a balcony, views over Wolverton Park and secure, allocated parking. Located within easy walking distance of Wolverton Railway Station and offered with no upper chain the accommodation comprises entrance hall, cloakroom, open plan sitting room, dining room and kitchen, first floor landing to master bedroom with balcony and en suite bathroom, second floor landing to a further bedroom with en suite shower room and Juliet balcony overlooking the sitting room.

This old railway site is now a blend of new built and listed buildings including The Royal Train Shed. Running through the site is the Grand Union Canal and there is also two and a half acres of parkland with a replica of the earliest football stand. It is a five minute walk to Wolverton Railway Station on the mainline to London, Euston. There are also shops within the complex and a Tescos Superstore virtually on the doorstep.

## Entrance Hall

Part double glazed front door. Stairs rising to first floor. Doors off:

## Downstairs Cloakroom

White suite comprising wall mounted hand wash basin and low flush wc. Tiled to water sensitive areas and floor. Underfloor heating. Extractor fan. Underfloor heating.

## Sitting Room

14' x 11' ( 4.27m x 3.35m )

Feature double glazed train shed window with views over Wolverton Park to the rear aspect. High mono pitch ceiling with exposed beams and twin double glazed skylight windows. Exposed tie bars. Radiator. Underfloor heating. TV aerial points. Telephone point. Underfloor heating.

## Dining Room Area

14' 9" x 7' 9" max ( 4.50m x 2.36m max )

Built in storage cupboard. Underfloor heating. Open plan to sitting room. Underfloor heating. Open to;

## Kitchen

10' 7" x 9' 10" max narrowing to 7' 4" ( 3.23m x 3.00m max narrowing to 2.24m )

Luxury fitted kitchen comprising 1½ bowl stainless steel sink unit with mixer tap and cupboards under. Further matching range of base and high level units with underlighting and complementary granite work surface areas. Built in 'A.E.G' double electric oven and gas hob with fitted cooker fan over. Integral fridge freezer, washing machine and dishwasher. Underfloor heating. Double glazed window to front aspect. Underfloor heating.

## First Floor Landing

Stairs rising to second floor. Door to;

## Master Bedroom

19' 2" max x 14' max narrowing to 7' 8" ( 5.84m max x 4.27m max narrowing to 2.34m )

Double glazed windows overlooking the sitting room. Radiator. TV aerial point. Double glazed door and matching double glazed sidelight windows to front balcony. Airing cupboard housing hot water tank. Door to;

## En Suite Bathroom

White suite comprising wall mounted hand wash basin, low flush wc and panelled bath with mixer tap and fitted shower unit. Tiled to all walls and floor. Heated towel rail. Double glazed frosted window. Extractor fan. Airing cupboard housing hot water tank. Door to;

## Balcony

7' 9" x 5' 4" ( 2.36m x 1.63m )

Decked floor and enclosed by wrought iron post and rail balustrade. Outside light.

## Second Floor Landing

Double glazed window over half landing. Door to;

## Bedroom Two

19' 2" x 8' 8" max narrowing to 7' 9" plus door recess ( 5.84m x 2.64m max narrowing to 2.36m plus door recess )

Vaulted ceiling with exposed beams and double glazed skylight windows. Juliet balcony with double glazed doors overlooking the sitting room. Exposed tie bars. Radiator. Door to;

## En Suite Shower Room

White suite comprising wall mounted hand wash basin, low flush wc and tiled shower cubicle. Heated towel rail. Tiled to all walls. Double glazed frosted window. Extractor fan. Built in cupboard housing 'Aztec' electrically powered boiler.

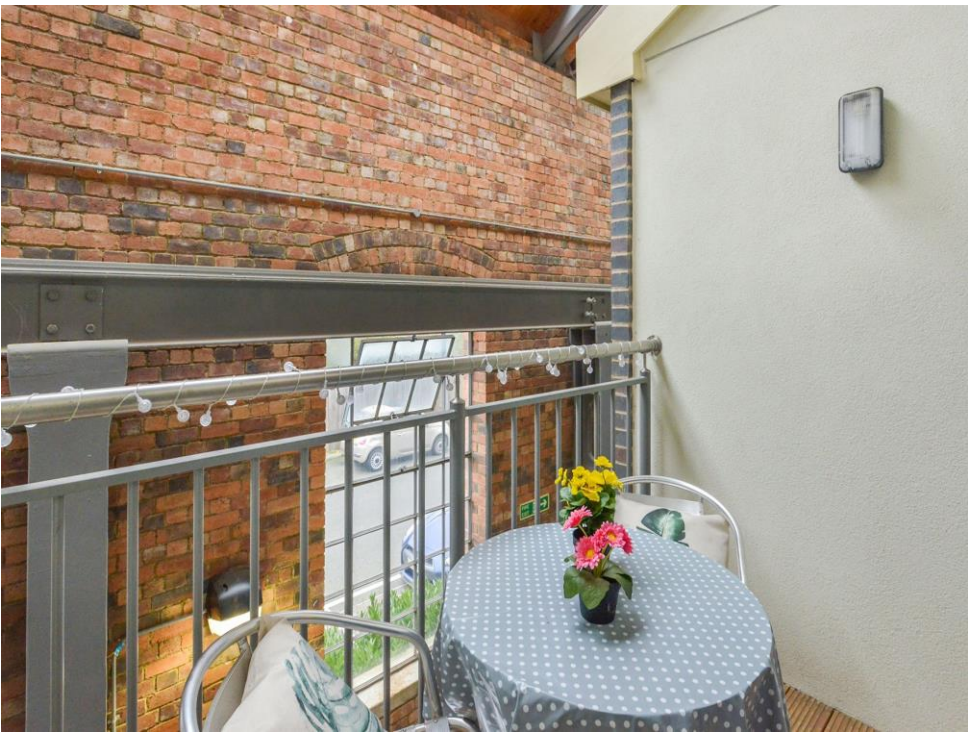
## Outside

## Parking

Secure gates leading to allocated parking space.















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).  
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**EPC Rating: D**

Tenure: Leasehold

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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