



Park Road, Stony Stratford, Milton Keynes, MK11 1LF

welcome to

Park Road, Stony Stratford, Milton Keynes

NEWLY RENOVATED - Sitting in the heart of Stony Stratford is his lovely, three bedroom, VICTORIA TERRACE family home. Highlights include: NEW KITCHEN, living room, dining room, REFITTED BATHROOM and LANDSCAPED rear garden.

Entrance Hall

Entrance via a glazed composite door to the dining area.

Dining Room

11' 6" x 9' 11" (3.51m x 3.02m)

Solid wood flooring throughout the ground floor, an opening into the sitting room, double glazed window to the front aspect and built-in wooden character storage cupboards.

Living Room

13' x 11' 7" (3.96m x 3.53m)

Solid wooden flooring, a window to the rear aspect, sliding feature wooden door with cast iron fittings leading to the kitchen, stairs rising to the first floor landing and a feature wood burning stove.

Kitchen

9' 6" x 6' 8" (2.90m x 2.03m)

A refitted kitchen with quartz worktop surfaces and inset sink with mixer tap, space for utilities and an integral dishwasher. There is a window to the rear aspect, a door leading to the rear lobby and feature metro tiled splash-backs.

Bathroom

A refitted, three piece, bathroom suite which comprises: panelled bath with shower over, low-level WC, hand wash basin with feature chrome framing, period style Victorian radiator and partially tiled walls.

First Floor

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed window to the front aspect, a cast iron fireplace and a radiator.

Bedroom Two

13' x 8' 6" (3.96m x 2.59m)

Double glazed window to the rear aspect, storage space, cast iron fireplace and a radiator.

Bedroom Three

9' 6" x 6' 10" (2.90m x 2.08m)

Double glazed window to the rear aspect, storage cupboard and a radiator.

Outside Garden

Fully enclosed, landscaped garden with a patio area on the first tier and steps leading to the second tier. The second tier is mainly laid to artificial lawn with a paved walkway, raised flower beds and a wooden shed with power. There is an outside tap.



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



welcome to
Park Road,
Stony Stratford Milton Keynes

- THREE BED VICTORIAN TERRACE
- RENOVATED BY CURRENT OWNER
- NEW KITCHEN
- REFITTED BATHROOM
- LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

£325,000



view this property online [brownandmerry.co.uk/Property/STS107399](https://www.brownandmerry.co.uk/Property/STS107399)



Property Ref:
STS107399 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 562011



stonystratford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)