



Clarence Road, Stony Stratford, Milton Keynes, MK11 1JE

welcome to

Clarence Road, Stony Stratford, Milton Keynes

Situated within easy walking distance of Stony Stratford's vibrant town centre, this property offers access to local amenities, excellent schools, and scenic riverside walks. Viewing is highly recommended to fully appreciate all this charming home has to offer.

Entrance Hall:

Radiator, stairs rising to first floor and doors to:

Living Room:

10' 6" x 13' 4" (3.20m x 4.06m)

Log burner and double glazed Sash windows to front aspect.

Dining Room:

10' 11" x 12' 6" (3.33m x 3.81m)

Radiator and double glazed window to rear aspect.

Kitchen:

14' 1" x 7' 4" (4.29m x 2.24m)

Fitted with base units and worksurfaces over, single sink with mixer taps, space for oven and four ring gas hob and extractor fan over, door to cellar, door to utility area and double glazed window to window to side aspect.

Utility Room:

6' 4" x 7' 6" (1.93m x 2.29m)

Space for fridge freezer, washing machine, dishwasher and double glazed door to side aspect.

Cloakroom:

Suite comprising: WC, wash hand basin, radiator and double glazed window to side aspect.



**Landing:**

Built in storage cupboard and doors to all rooms:

Bedroom One:

10' 6" x 12' 5" (3.20m x 3.78m)

Fitted wardrobes, radiator and double glazed window to front aspect.

Bedroom Two:

8' 4" x 12' 2" (2.54m x 3.71m)

Radiator and double glazed window to rear aspect.

Bedroom Three:

9' 9" x 7' 2" (2.97m x 2.18m)

Radiator and double glazed window to rear aspect.

Bathroom:

Suite comprising: Walk in shower, WC, wash hand basin, radiator and double glazed window to side aspect.

**Outside:****Front:**

Enclosed low wall and pathway leading to front door.

Rear:

Blocked paved patio and grass areas with tree borders and beyond the rear fence there is an area suitable for parking one vehicle.



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welcome to

Clarence Road, Stony Stratford, Milton Keynes

- OFF ROAD PARKING TO REAR
- DOWNSTAIRS CLOAKROOM
- OPEN LIVING/DINING ROOM
- CHAIN FREE
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£375,000



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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Property Ref:
STS107838 - 0003

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