









welcome to

Chapmans Drive, Old Stratford, Milton Keynes

Situated in the village of OLD STRATFORD are great transport links to the A5 as well as the A508 to Northampton and the A422 to Buckingham. It is just a stone throw from idyllic local beauty hotspots such as Stony Stratford Nature Reserve & Ouse Valley Park as well as world famous pubs & restaurants













Entrance Hall:

Radiator and doors to all rooms.

Cloakroom:

WC, wash hand basin and radiator.

Living Room:

18' 1" Max x 11' 5" Max (5.51m Max x 3.48m Max) Electric fireplace, radiator and double glazed bay window to side and front aspects.

Dining Room:

11' 7" x 8' 9" (3.53m x 2.67m)

Radiator, double glazed patio doors rear and double glazed window to side aspect.

Kitchen:

17' 7" x 8' 11" Max (5.36m x 2.72m Max)

Fitted with a range of units to both base and eye level with worksurfaces, single sink/drainer with mixer taps over, built in oven with hob and extractor fan over, space for washing machine and tumble dryer, fridge freezer and dishwasher, radiator and double glazed window to rear aspect and door to side aspect.

Landing:

Stairs rising to first floor.

Bedroom One:

17' 10" Max x 9' 7" (5.44m Max x 2.92m) Radiator, built in wardrobes and double glazed window to rear aspect,

En-Suite:

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

Bedroom Two:

12' 1" x 8' 10" (3.68m x 2.69m)

Radiator, storage cupboard and double glazed window to side aspect.

Bedroom Three:

11' 1" x 10' 5" Max (3.38m x 3.17m Max)
Radiator and double glazed window to front aspect.

Bedroom Four:

10' 5" x 6' 8" (3.17m x 2.03m)

Radiator and double glazed window to side aspect.

Bathroom:

White suite comprising: Bath with mixer taps over, WC, wash hand basin and double glazed window to rear aspect.

Outside:

Front:

Pathway leading to front door.

Single Garage:

With up and over doors.

Rear:

Mainly laid to lawn with trees and flower boarders, access via gate to single garage, patio area ideal for entertaining, garden room for relaxing, just the perfect outdoor activities and relaxation.

Garden Room:

The garden room has been fitted with electric and wifi, making this the Ideal space for a home office, somewhere to do hobbies or a serene retreat.

Agents Note:

The current owners have had solar panels fitted and produces around £2,000 of income. Please contact the office for more details.





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- GARAGE
- WALKING DISTANCE TO STONY STRATFORD
- EN-SUITE TO MASTER BEDROOM
- GARDEN ROOM
- DETACHED

Tenure: Freehold EPC Rating: B

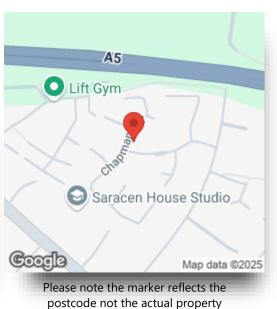
Council Tax Band: E

£475,000









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Property Ref: STS108019 - 0003 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.





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