



Clarence Road, Stony Stratford Milton Keynes MK11 1JE

welcome to

Clarence Road, Stony Stratford Milton Keynes

This property is being sold CHAIN FREE, offering a smooth transition for new homeowners. Additional benefits include on-street parking and a garage to the rear, providing convenient storage & parking options. Furthermore, the property is just a short walk from Stony Stratford's vibrant high street.

Entrance Hall:

Radiator and stairs rising to first floor:

Living Room:

10' 5" x 10' 8" (3.17m x 3.25m)

Radiator and double glazed bay window to front aspect.

Dining Room:

11' x 12' 1" (3.35m x 3.68m)

Radiator, double glazed window to rear aspect and door into the kitchen:

Kitchen:

7' 5" x 17' 6" (2.26m x 5.33m)

Fitted with a range of units to both base and eye level with worksurfaces over, 1½ stainless sink unit with mixer taps over, built in oven and grill, four ring gas hob with extractor over, space for a washing machine and dishwasher, radiator, tiled flooring, double glazed door to side aspect, double glazed window to side and rear aspect and door to cellar:

Cellar:

Stairs.

Stairs Rising To First Floor:

Doors to all rooms and stairs rising to second floor:

Bedroom Two:

10' 6" x 10' 6" to wardrobe (3.20m x 3.20m to wardrobe)

Radiator, fitted wardrobe and double glazed window to front aspect.

Bedroom Three:

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

Radiator, fitted wardrobe and double glazed window to rear aspect.

Bedroom Four:

7' 6" x 10' 6" (2.29m x 3.20m)

Radiator, fitted wardrobe and double glazed window to rear aspect.

Shower Room:

Suite comprising: Large shower cubicle with mixer shower heads, Vanity unit with WC and wash hand basin, radiator, spotlights and double glazed window to side aspect.

Stairs Rising To Second Floor:

Bedroom One:

11' 9" x 17' 11" (3.58m x 5.46m)

Radiator, two skylights, eaves storage, double glazed door to Juliet Balcony and door to en-suite:

En-Suite:

Suite comprising: Walk in shower with dual rain shower head and handhold hose, WC, vanity unit with wash hand basin, heated towel rail, illuminated bathroom mirror, built in storage and double glazed window to side aspect.

Outside:

Front:

Gated front with brick wall and patio area.

Rear:

Mainly laid with patio slabs, water tap and courtesy door to garage.

Garage:

With electric power doors.



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
Clarence Road,
Stony Stratford Milton Keynes

- NO UPPER CHAIN
- FOUR BEDROOM MID TERRACE
- EN-SUITE TO LOFT BEDROOM
- GARAGE TO THE REAR
- WALKING DISTANCE TO STONY STRATFORD HIGH STREET

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

£425,000



view this property online [brownandmerry.co.uk/Property/STS106131](https://www.brownandmerry.co.uk/Property/STS106131)



Property Ref:
STS106131 - 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.

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)