



**Cosgrove Road, Old Stratford Milton Keynes MK19 6AG**

**welcome to**

## **Cosgrove Road, Old Stratford Milton Keynes**

This property offers OFF ROAD PARKING for two vehicles, adding to its convenience and appeal. With its blend of modern amenities and thoughtful layout, this THREE BEDROOM SEMI-DETACHED home is a fantastic opportunity to settle in a welcoming neighbourhood.

### **Entrance Hall:**

Radiator.

### **Cloakroom:**

Suite comprising: WC, wash hand basin and radiator.

### **Kitchen/Breakfast Room:**

16' 2" x 9' 9" ( 4.93m x 2.97m )

Fitted with a range of units to both base and eye level with worksurfaces, sink/drainers with mixer taps over, built in dishwasher, fridge freezer, fitted oven/hob with extractor fan over, door to storage cupboard and double glazed Sash windows to front and side aspects.

### **Sitting Room:**

12' 8" x 13' ( 3.86m x 3.96m )

Radiator and double glazed bi-folds to rear garden.

### **Storage Cupboard/Utility:**

4' 4" x 3' 11" ( 1.32m x 1.19m )

### **Landing:**

Access to loft via hatch with pull down ladder and doors to all rooms:

### **Bedroom One:**

13' Max x 13' 4" Max ( 3.96m Max x 4.06m Max )

Two radiators and two double glazed windows to rear aspect.

### **En-Suite:**

Suite comprising: Walk in shower, WC, wash hand basin, heated towel rail and extractor fan.

### **Bedroom Two:**

11' 1" Max x 10' 4" Max ( 3.38m Max x 3.15m Max )

Radiator and double glazed windows to front aspect.

### **Bedroom Three:**

8' 11" x 6' ( 2.72m x 1.83m )

Radiator and double glazed windows to front aspect.

### **Bathroom:**

White suite comprising: Bath, WC, wash hand basin, heated towel rail, extractor fan, plumbing for washing machine and double glazed window.

### **Outside:**

#### **Front:**

Driveway providing off road parking for two vehicles.

#### **Rear Garden:**

Mainly laid to lawn with blocked paved patio area, ideal for entertaining and two sheds.





**Ground Floor**

**First Floor**

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](http://www.focalagent.com)



**welcome to**

**Cosgrove Road,  
Old Stratford Milton Keynes**

- THREE BEDROOM SEMI-DETACHED
- EN-SUITE TO BEDROOM ONE
- DRIVE WAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES
- BI-FOLD DOORS LEADING TO REAR GARDEN
- WALKING DISTANCE TO STONY STRATFORD HIGH STREET

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

**£400,000**



**view this property online** [brownandmerry.co.uk/Property/STS108120](https://www.brownandmerry.co.uk/Property/STS108120)



Property Ref:  
STS108120 - 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**



[stonystatford@brownandmerry.co.uk](mailto:stonystatford@brownandmerry.co.uk)



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



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