



Staple Hall Road, Bletchley, MILTON KEYNES, MK1 1BQ



welcome to

Staple Hall Road, Bletchley, MILTON KEYNES

A BEAUTIFULLY PRESENTED two-bedroom semi-detached home oozing both comfort and style, perfectly nestled in the desirable Fenny Stratford. Enjoying a 240 FT garden this lovely home benefits from its potential to extended (STPP) and turnkey condition.

Entrance Hall

Enter via a composite door with patterned double glazed panel and obscure UPVC double glazed side panel into the entrance hall, stairs to the first floor, telephone point, radiator, doors to lounge and family/dinning room, understairs storage recess, exposed wooden floorboards.

Lounge

12' 11" x 11' 6" (3.94m x 3.51m)

UPVC double glazed walk-in bay window to the front aspect, open fireplace with tiled surround, TV point, log burner, exposed wooden floorboards.

Family/Dining Room

17' 3" x 11' 4" (5.26m x 3.45m)

Dual aspect with UPVC double glazed double doors onto the side garden and UPVC double glazed window to the rear aspect, feature open fireplace with tiled surround, radiator, exposed wooden floorboards, door to the kitchen.

Kitchen

14' 1" x 8' 10" (4.29m x 2.69m)

Dual aspect with the UPVC double glazed windows to the rear and side aspects, door to conservatory, fitted in a range of units to wall and base levels with square edge wooden worksurfaces over and an inset butler style sink with a wooden drainer and mixer tap over, space for a range master cooker with a stainless-steel extractor hood over, integrated dishwasher, fridge, freezer and washing machine, glass display units, built-in plate rack, wall mounted boiler (fitted late 2021), tiled to splashback area.

Conservatory

14' 1" x 8' 2" (4.29m x 2.49m)

Brick base and UPVC double glazed construction, UPVC double glazed double doors to the rear garden, door to the cloakroom.

Cloakroom

UPVC double glazed window to the rear aspect, low level w.c and ceramic tiled flooring.

First Floor Landing

Access to loft, doors to all rooms.

Bedroom 1

10' 10" x 9' 3" (3.30m x 2.82m)

Fitted Wardrobe with mirror, UPVC double glazed window to the front aspect, inset brick fireplace, radiator, door to the en-suite.

En-Suite

Obscure UPVC double glazed window to the front aspect, white suite comprising fully tiled shower cubicle with a triton shower over, and wash hand basin with a vanity unit under, heated towel rail, tiled to floor and walls.

Bedroom 2

11' 6" x 10' 2" (3.51m x 3.10m)

UPVC double glazed window to the rear aspect, radiator

Family Bathroom

Obscure UPVC double glazed window to the rear aspect, white suite comprising low level w.c, wash hand basin, a free-standing, claw foot, roll-top bath with a hand-held shower tap and a pedestal mounted wash hand basin, radiator with a heated towel rail, wood panel walls to half height.





Front Garden

mainly laid to lawn, planted borders, path leading to the front door, enclosed by brick wall and a wrought iron gate, driveway offers off road parking for two vehicles, is approached by two wrought iron gates.

Rear Garden

Approximately 240 feet in length, offers good degree of privacy, planted borders, lawn area, shingles area, path leading to foot of the garden, summer house, greenhouse, timber shed, outside tap, fully enclosed timber fencing.

Agents Note

Fully bordered loft with ladder, bespoke made shutters on downstairs windows, new 9 week old chartwell green 2 panel glazed composite front door, deante ely oak doors upstairs,



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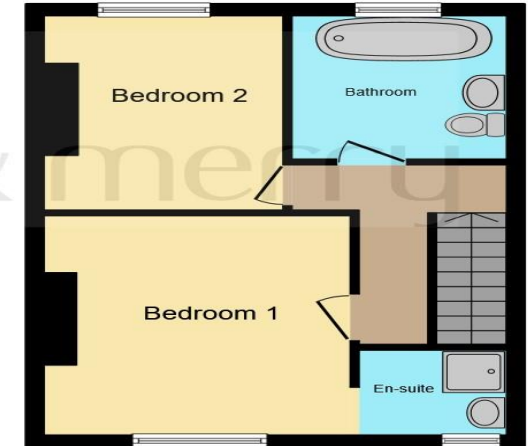
- DESIRABLE ROAD
- CONSERVATORY
- REAR GARDEN MEASURING OVER 240 FT
- NEWLY FITTED LOG BURNER
- NEAR TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

offers in excess of
£400,000



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

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