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FREE MARKET APPRAISALS
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78 Station Road, Winslow, Buckinghamshire, MK18 3EA
guide price for the freehold £425,000

A charming Victorian end of terrace three bedroom home, with stunning landscaped mature and beautifully maintained gardens, offering a detached timber garage and off road parking for two cars to the rear. Set in a private and quiet slip road positioned just off Station Road, it is conveniently positioned within walking distance to the High Street with its amenities and market town facilities. Some of the many features of this lovely spacious home are its location, the potential to re-design the accommodation using the loft room (STPP) and its garden.

Front of Property:

Cast iron railing and gate leading to the wooden gate and side path to the rear garden. Block paved pathway to the Storm Porch and main entrance.

Entrance Hall:

Stairs rising to the first floor with a turned metal handrail, stripped pine doors leading to the Living and Dining rooms, radiator.

Living Room:- 13'0 max x 10'0 into recess

UPVC double glazed sash windows to the front aspect, open fireplace with inset cast iron grate, surround with mantel shelf, hearth, recess both sides, exposed strip pine floorboards, radiator.

Dining Room: 13'3 x 11'10 max into recess

Two UPVC double glazed windows to the side aspect, feature fireplace with tiled hearth and recess on both sides, built-in storage cupboard, under stairs storage cupboard, exposed strip pine floorboards, archway leading to the kitchen, door to the Entrance Hall.

Kitchen/Breakfast Room: 16'0 x 9'10 max

Dual aspect with UPVC double glazed window to the side and rear aspects, part double glazed door leading to the rear garden, range of wall and floor mounted units, drawers, 1 ½ stainless steel sink drainer unit, space for a fridge/freezer, five ring gas hob with oven and grill under, extractor fan over, cupboard housing the wall mounted combination gas boiler, space for table and chairs, tiled flooring door leading to:

Utility Room: 7'11 x 5'10 max

Window to the side aspect, door leading to the rear garden, plumbing for a washing machine and space for a under counter tumble dryer, tiled flooring, radiator and door to:

Cloakroom:UPVC double glazed window to the rear aspect, low level WC, wall mounted wash hand basin, radiator and tiled flooring.



First Floor Landing:

Double doors leading to the loft room access (this has potential subject to the necessary planning consents and permissions) stripped pine doors leading to all rooms.

Master Bedroom: 14'3 x 11'0

UPVC double glazed window to the front aspect, ornate and decorative feature fireplace with recess to both sides, radiator and door to:-

Ensuite:

UPVC double glazed window to the side aspect, suite comprising of a shower cubicle with tiled walls, low level WC, wash hand basin with cupboards under, heated towel rail, radiator.

Bedroom Two: 13'5 x 7'3 plus door recess

UPVC double glazed window to the rear aspect and radiator.

Bedroom Three: 9'11 x 7'11

Currently being used as the home office, UPVC double glazed window to the rear aspect, picture / plate display shelf with hooks under and radiator.

Bathroom:

UPVC double glazed window to the side aspect, suite comprising of panelled bath with mixer tap shower attachment including rain forest head, low level WC, wash hand basin with cupboards under, heated towel rail, extractor fan and radiator.

Detached Garage: 15'9 x 14'11

Timber construction with twin barn doors, window and door to the rear aspect facing towards the house, mezzanine flooring ideal for more storage, power and light, located next to the off road parking for two cars.

Enclosed Rear Garden: In excess of 100ft in length (not measured)

A stunning feature of this impressive home, well stocked and much loved, this should be viewed to be fully appreciated, with gated access to the front and rear, mature flower, shrub beds / borders on both sides, variety of trees, outside cold water tap, patio area and a further paved area offering hardstanding for a shed, laid to lawn areas, ideally for outside dining, access to the parking area.



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General

All mains services are connected; Council Tax band is C. Viewings are strictly by appointment only. 'We have been informed by the sellers that there is Gigaclear Superfast Broadband available to the property - the buyer will need to make their own arrangements for this to be connected'.

Education:

<https://www.buckinghamshire.gov.uk/schools-and-learning/>

About the area:

The market town on Winslow has a vibrant local community, an excellent array of small shops, restaurants, cafés, public houses and other facilities to cater for daily needs. There are excellent local schools and Winslow falls within the Buckinghamshire grammar school catchment for secondary education. Winslow is situated within a short drive to Milton Keynes which offers an abundance of shopping and leisure facilities and has a main line rail station serving London Euston and the north of England. There is a proposed new rail station for Winslow which will be on the east/west rail link proving fast and frequent services to Oxford and Cambridge.

Directions:

From Central Milton Keynes, Milton Keynes, Head southwest toward Midsummer Boulevard, turn left to stay on Upper Third Street, turn left onto Upper Second Street, Turn right onto Midsummer Boulevard, At the roundabout, take the 1st exit onto Grafton Gate/V6 Grafton Street, At the roundabout, take the 2nd exit onto V6 Grafton Street, At the roundabout, take the 3rd exit onto Chaffron Way/H7, At the roundabout, take the 2nd exit and stay on Chaffron Way/H7, At Furzton Roundabout, take the 2nd exit and stay on Chaffron Way/H7, at the roundabout, take the 1st exit onto V2 Tattenhoe Street, At Wind Mill Hill Roundabout, take the 3rd exit onto H8/Standing Way/A421, At Tattenhoe Roundabout, take the 2nd exit and stay on H8/Standing Way/A421, At the roundabout, take the 2nd exit onto A421, At the roundabout, take the 2nd exit and stay on A421, At the roundabout, take the 1st exit onto Nash Rd/B4033, continue to follow B4033, Turn left onto Winslow Rd/B4033, continue to follow B4033, Turn left onto Buckingham Rd/A413, At the roundabout, take the 1st exit onto Station Road, Turn right, Destination will be on the right hand side up the slip road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches.

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