



Park Road, Stony Stratford, MK11 1LF



5 Park Road
Stony Stratford
Buckinghamshire
MK11 1LF

£320,000

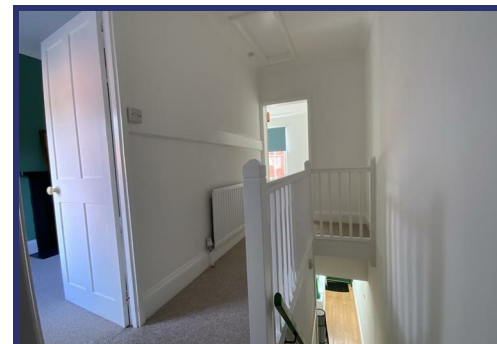
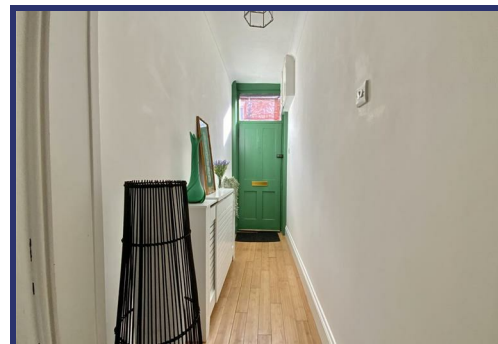
An attractive and well presented 2-3 bedroom end of terrace Victorian house within comfortable walking distance of both the High Street and Riverside walks.

This characterful home has accommodation set on two floors comprising; an entrance hall, separate lounge and dining rooms, each with feature fireplaces and wood block floors, large extended kitchen, lobby and ground floor shower room. On the first floor, there are 2 double bedrooms, a large bathroom and an additional room which could be used as a dressing room or study, or converted in the bedroom 3. The property has a private rear garden.

The property has many character features to include 4 fireplaces, period doors and windows, along with modern conveniences, such as an extended kitchen and large modern bathroom and separate shower room.

In all a fabulous home which must be seen – offered for sale with no onward chain.

- End Terrace House
- 2 - 3 Bedrooms
- 2 Reception Rooms
- Large Extended Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Dressing Room/ Study
- Private Enclose Rear Garden
- Many Character Features
- Walk to The Town Centre and Riverside Meadows
- NO UPPER CHAIN





Ground Floor

A period front door opens to the entrance hall, which has wooden flooring, stairs to the first floor and a period panel door to the dining room.

The dining room, located in the middle of the property, has a recently sanded wood block floor, feature fireplace, and period cupboard built into the chimney breast recess. An open doorway leads to the living room which is located to the front, with a cast-iron arch Victorian style fireplace and ornate mantle piece. Recently sanded wood block floor. Sliding sash window to the front and shelving built into the chimney breast recesses.

The kitchen has been extended - a spacious room with a range of wood fronted unit to floor and wall levels, worktops and a sink unit. Integrated gas hob and electric oven. Windows to side and rear, cupboard housing the central heating boiler and open doorway to the rear lobby which has a door to the shower room and door to the rear garden.

The shower room has a suite comprising W.C. and shower cubicle. Window to the rear.

First Floor

The landing has access to the loft and period panel doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with a sliding sash window and a cast iron fireplace.

Bedroom 2 is a double bedroom located to the rear with a sliding sash window and a cast iron fireplace.

A large bathroom has a suite comprising W.C, wash basin mounted on a vanity unit and a deck mounted double ended spa type bath. Window to the side and period panel door opening to the dressing room/ study

The dressing room/study has a window overlooking the rear garden.

NOTE: It may be possible to to reduce the size of

the bathroom by add a corridor giving independent access to the rear room – turning the property into a 3 bedroom house

Outside

A side gated access via a passageway leads to the rear garden, which has concrete and block paved areas, stocked beds and is enclosed by brick wall and fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

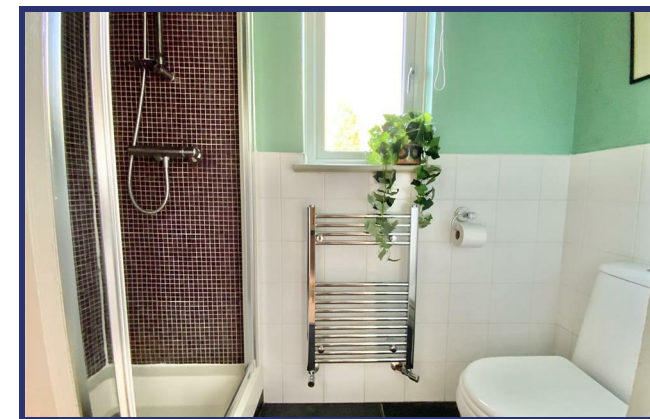
Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Disclaimer

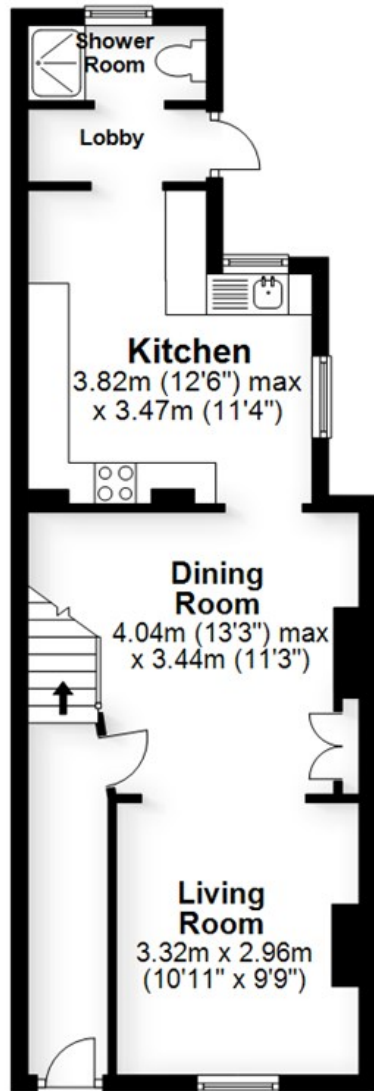
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





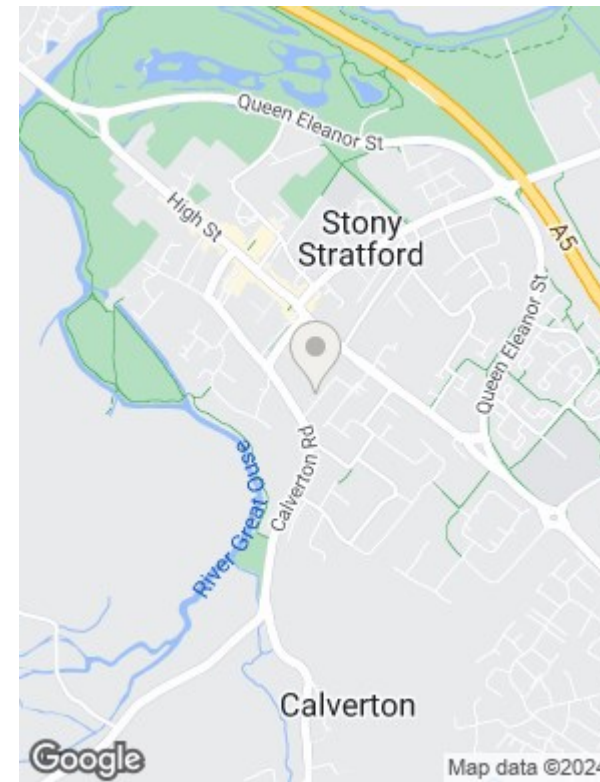
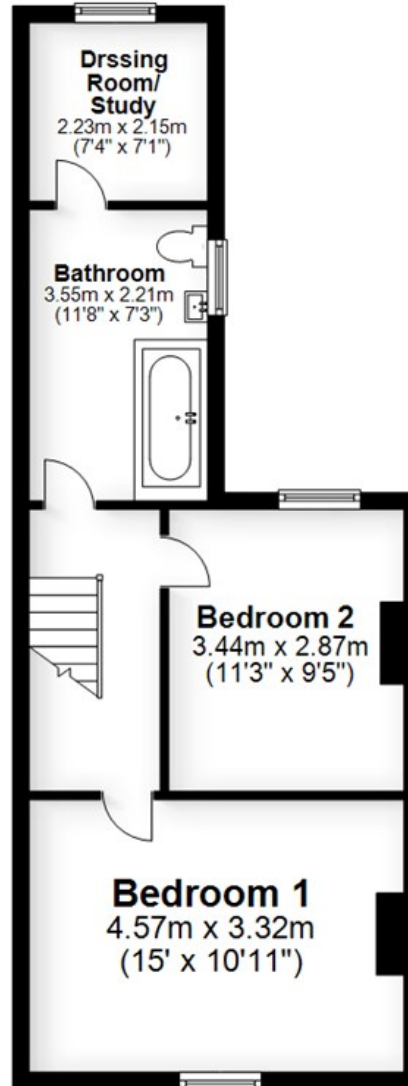
Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

