



Old Wolverton Road, Old Wolverton, MK12 5PL



7 Old Wolverton Road  
Old Wolverton  
Milton Keynes  
MK12 5PL

£400,000

**An extended 3 bedroom detached property located on the edge of a popular, small development with lovely countryside views.**

The property has accommodation set on two floors comprising; an entrance hall, cloakroom, living room, dining room, kitchen, and conservatory. On the first floor there are 3 bedrooms and a shower room. Outside the property has gardens to the front and rear, 2 driveways and a garage.

The property is located on the edge of the popular Galleon development with lovely countryside views to the front and is within comfortable walking distance of many facilities to include Wolverton town centre, shops, railway station and leisure centre with swimming pool. Stony Stratford is comfortable walking distance, including a lovely countryside route.

The property is offered for sale with no onward chain and early viewing is recommended.

- Extended Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Extended Kitchen
- Upstairs Bathroom/ Ground Floor Cloakroom
- 2 Driveways + Garage
- Lovely Views to the Front
- NO ONWARD CHAIN





### Ground Floor

A front door opens to the extended entrance hall which has a door to the cloakroom and an open doorway to the living room.

The cloakroom has a suite comprising WC and wash basin, plenty of space for hanging coats etc. Window to the side.

The living room has a feature fireplace with a polished stone surround and mantle piece. Bow window to the front and stairs to the first floor. Open doorway to the dining room.

The dining room has sliding the patio doors to the conservatory and a door to the kitchen.

The Conservatory of brick and UPVC double glazed construction with a polycarbonate roof. Tiled floor and French doors to the garden.

The extended kitchen has a range of units to floor and wall levels with worktops, one and a half bowl sink unit and integrated appliances to include a gas hob, extractor hood, double oven and fridge/ freezer. Space for a washing machine, dryer and slimline dishwasher. Window and door to the rear.

### First Floor

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

Bedroom 1 is a double bedroom located to the front with fabulous far reaching countryside views.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom to the front with lovely countryside views.

The shower room has a suite comprising WC, wash basin and shower cubicle. Airing cupboard housing the gas central heating boiler and windows to the side and rear.

### Outside

The property occupies a corner plot and has a good size front garden laid with neat lawns and well stocked flower and shrub beds with some mature trees The garden extends to the side of the property with blocked paved parking for one car, plus a further driveway to the rear.

The rear gardens are laid with lawns, stocked beds and borders and concrete and paved patios and pathways. Garden shed to remain.

### Garage & Parking

The garage is located to the rear of the garden. Brick built garage with up and over door, and rear access door. There are two driveways, each offering parking for one car – one to the side of the property and another to the rear.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D - £1953.23

### Heating

The property has gas to radiator central heating.

### Location - Old Wolverton

Old Wolverton located between the historic coaching town of Stony Stratford and the railway town of Wolverton. It is within a comfortable walk, or a short cycle of extensive facilities such as the attractive and diverse High Street of Stony Stratford, and shopping facilities in Wolverton to include a 24 hour Tesco and the main line railway station in Wolverton. The superb new swimming pool and health centre in Wolverton is just less than a mile away. For those that enjoy out door pursuits just across are miles of public walks along over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony. The Grand Union Canal also runs through Old Wolverton. Central Milton Keynes is approximately 3.5 miles by road with its large indoor shopping centre, and mainline station to London with the fastest train just 30 minutes to Euston. All references to distance are approximate.

### 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.

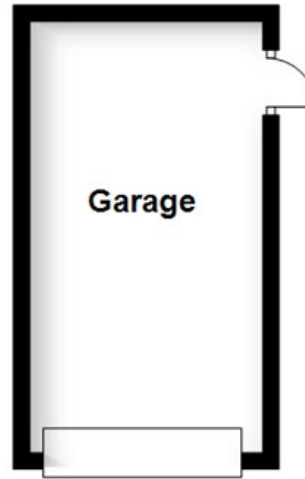






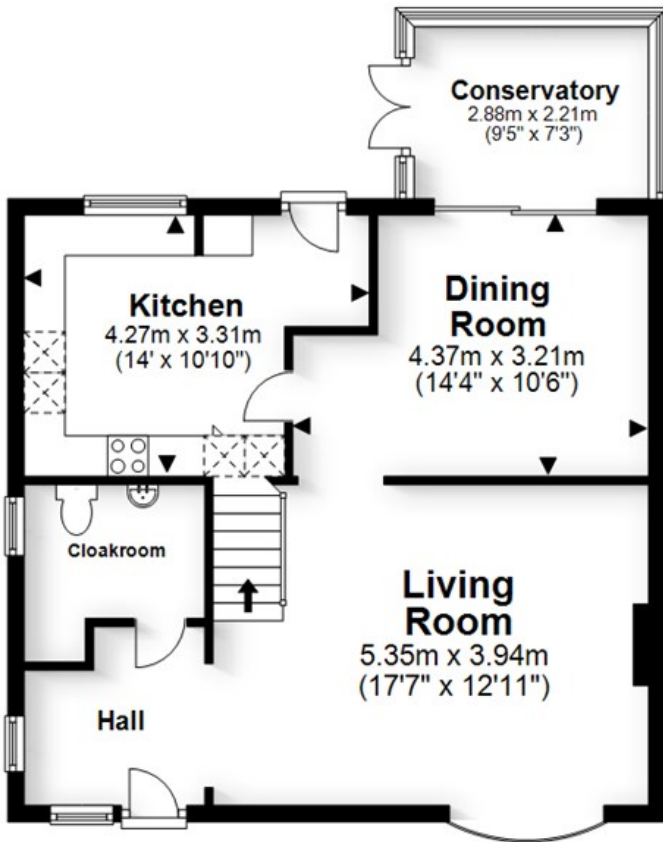
### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



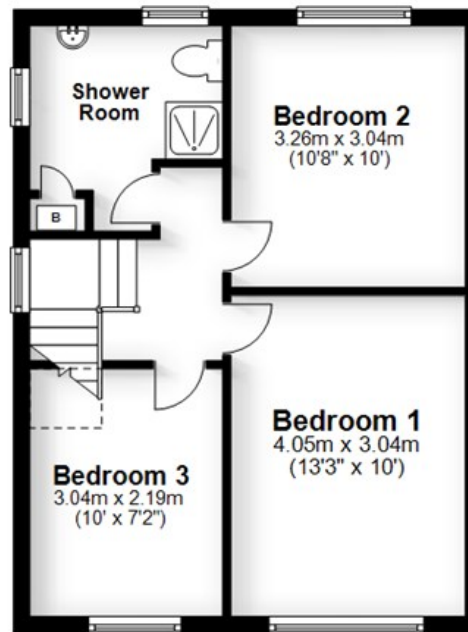
### Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



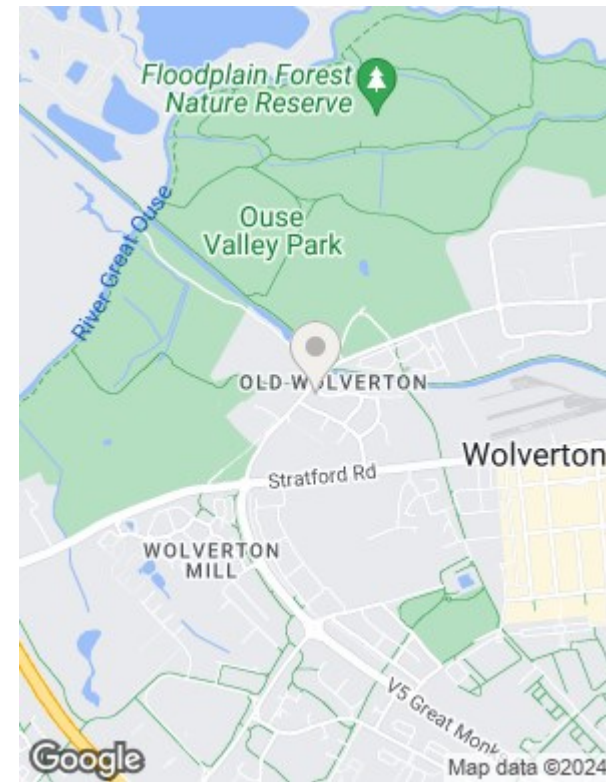
### First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 102.4 sq. metres (1101.8 sq. feet)

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.



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

