



High Street, Stony Stratford, MK11 1AW



146 High Street  
Stony Stratford  
Buckinghamshire  
MK11 1AW

£345,000

An attractive terraced house with garage, conveniently located at the north end of the High Street with the towns facilities just a few footsteps away and some lovely views to the rear.

The property has accommodation set on two floors comprising; an entrance hall, lounge and dining areas - the lounge, with a wood-burning stove, plus a large kitchen/breakfast room. On the first floor, there are 2 double bedrooms and a large bathroom. The the attic has been partly converted to provide a useful storage area. Outside the property has a lovely landscaped rear garden and a garage. to the rear - beyond which is a parking facility.

The property has lovely views to the rear over the sports field. For sale with no onward chain

- Period Terrace House
- Lovley Garden & Open Views
- Garage & Parking to the Rear
- 2 Double Bedrooms
- Large Upstairs Bathroom
- 2 Reception Rooms
- Lounge with Wood-Burning Stove
- Just Off the Town Centre
- NO ONWARD CHAIN





### Ground Floor

The front door opens to hall with a further door to a lobby area and dining room.

The dining room has the stairs to the first floor, varnished floorboards which run through to the living room, and a window to the rear. The living area room to the front has a Victorian cast iron fireplace with tiled inserts and incorporating a wood-burning stove. Cupboard built into the chimney breast recess and window to the front.

The large kitchen/breakfast room has a range of units to floor and wall levels with wooden worktops, sink unit and an integrated gas hob, extractor hood and electric oven. Space for all appliances. Plenty of space for table. Windows to the side and rear and a stable door opening to the rear garden.

### First Floor

The landing has a fixed ladder to the loft hatch, and Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear with lovely views over the rear garden and sports ground beyond. Varnished floorboards.

A large bathroom has a white suite comprising W.C, wash basin on a vanity unit and bath with mixer tap shower. Window to the rear with lovely views.

### Loft Room

The loft has been lined, has a skylight window, power and light - making for a useful storage area. Access via a fixed ladder which can be easily removed should you require.

### Outside

The attractively landscaped rear garden has a block paved patio area, neat and tidy lawns and well stocked beds and borders. A pathway leads to the garage and rear gated access. The gardens are in close by fencing. Garage located to the end of the garden. Beyond the garage there is a common parking area with two spaces directly behind the property.

### Garage

Good size single garage of concrete prefabricated construction with a rear access door and up and over door.

### Heating

The property has gas to radiator central heating and in addition the wood-burning stove in the living room.

### Cost/ Charges/ Property Information

Tenure: Freehold  
Local Authority: Milton Keynes Council  
Council Tax Band: C

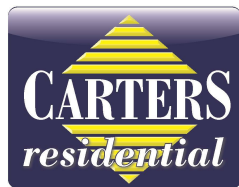
### Location - Stony Stratford

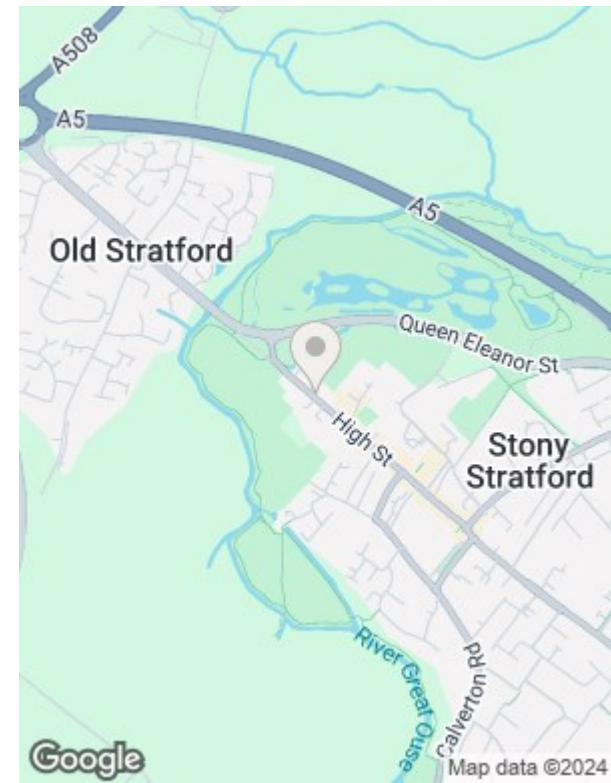
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic 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.







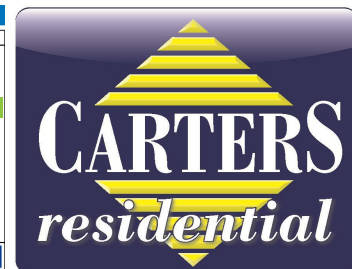
**Viewing Arrangements**

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



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	52	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.