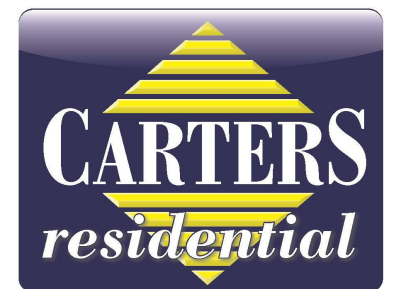




Milford Avenue, Stony Stratford, MK11 1HA



28 Milford Avenue
Stony Stratford
Buckinghamshire
MK11 1HA

£385,000

An extended 2 bedroom semi detached bungalow (formally 3 bedrooms) with a rear extension, garage and attractive gardens in a sought-after location.

The bungalow is one of the larger style – formally with three bedrooms, and has accommodation set on a single level comprising; an entrance hall, extended lounge/dining room, extended kitchen/dining room, 2 double bedrooms and a shower room. Outside the bungalow has attractive gardens to both the front and a gated driveway providing off-road parking.

The property is located in a popular area within walking distance of the town centre and some Riverside Meadows.

Bungalows of this type are rarely available and early viewing is recommended – offered for sale with no onward chain.

- Extended Semi Detached Bungalow
- Large Lounge/ Dining Room
- Kitchen/ Dining Room
- 2 Double Bedrooms
- Shower Room
- Garage & Gated Driveway
- Lovely Gardens Front & Rear
- NO ONWARD CHAIN





Accommodation

A front door opens to the entrance hall which has a storage cupboard, airing cupboard, access to the loft and doors to all rooms.

The lounge/ dining room has been extended to the rear, has a stone built fireplace, window to the side and patio doors to the rear garden.

The kitchen/dining room has a kitchen area with a range of units to floor and wall levels with worktops and a sink unit. Space for a fridge, washing machine and cooker which may be available. The dining area has plenty of space for a table and chairs. Windows to the side and rear and door to the side. Note: the dining area was formally bedroom three.

Bedroom one is a double bedroom located to the front.

Bedroom two is a double bedroom located to the front.

The shower room has a white suite comprising WC, wash basin and a shower cubicle with disability access. Tiled walls and window to the rear.

Outside

Wrought iron gates open to a driveway providing off-road parking which extends to the side of the bungalow through a second set of iron gates.

The front garden is laid with gravel and has established beds and borders.

The driveway leads to the garage and is open to the rear garden which has a paved patio, gravel seating areas, lawn and established beds and borders. The garden is enclosed by fencing.

Garage

Detached brick built single garage with upper door, rear access door, power and light.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

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.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

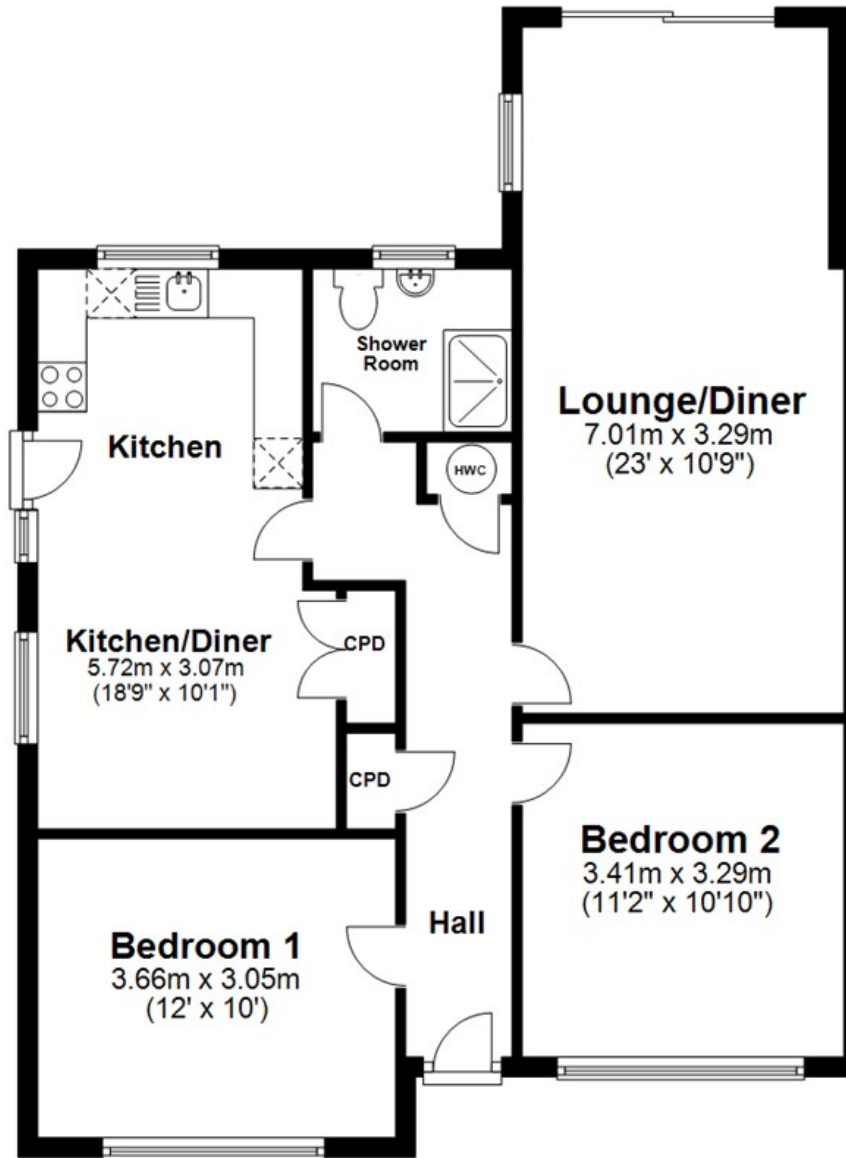
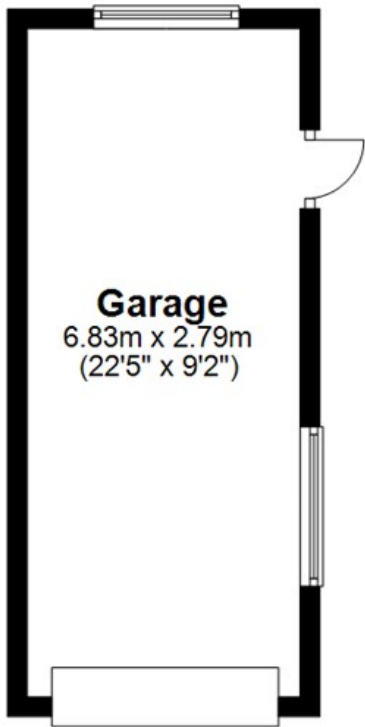
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. 72.3 sq. metres (778.3 sq. feet)

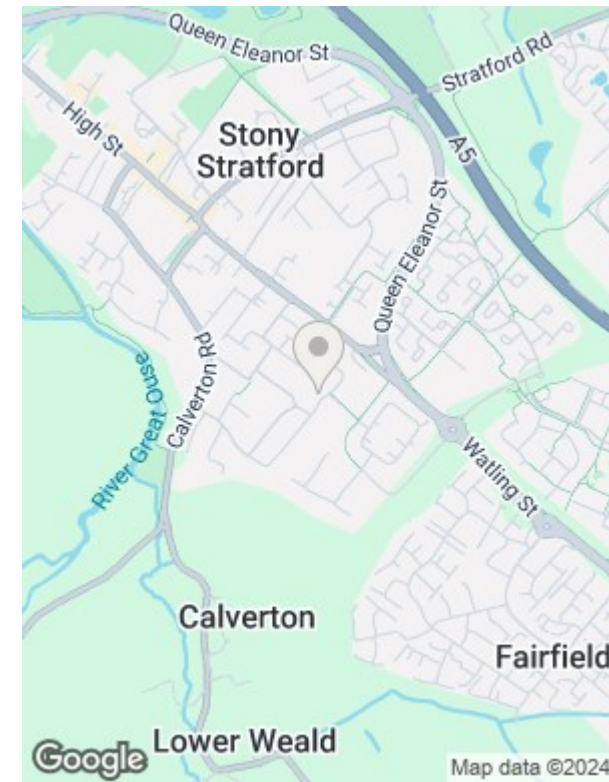
Garage
Approx. 19.0 sq. metres (205.0 sq. feet)



Total area: approx. 91.4 sq. metres (983.3 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		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

