



Calverton Road, Stony Stratford, MK11 1HN





49 Calverton Road  
Stony Stratford  
Buckinghamshire  
MK11 1HN

£525,000

An attractive red brick 1930s terrace which has been extended to the rear and benefits from a converted loft, making for this lovely 4 bedroom house with large gardens and off-road parking, on the sought-after Calverton Road.

The extended accommodation is set on three floors comprising; an entrance hall, living room, dining room, study, kitchen with vaulted ceiling and shower room. On the first floor 3 double bedrooms and a bathroom, and on the second floor a 4th double bedroom. Outside the property has parking for at least 2 cars to the front and a large rear garden (around 90ft).

Calverton Road is a highly sought-after road just a short walk from the town centre and some picturesque riverside walks. These in demand properties are rarely available and early viewing is recommended to avoid disappointment.

- Attractive 1930's House
- Extended to Rear, and Converted Loft
- 4 Double Bedrooms
- 3 Reception Rooms
- 2 Bath/ Shower Rooms
- Drive for 2 Cars
- Large Rear Garden (Around 90ft)
- Sought After Calverton Road







### Ground Floor

An entrance hall has stairs first floor with varnished treads, black and red quarry tiled floor, stripped pine doors and joinery, and under-stairs cupboard.

The living room is an attractive room with a bay window to the front, tiled fireplace with an open flue and cupboards built into the chimney breast recess. Picture rail and varnished floorboards.

The dining room has a fireplace with exposed brickwork and a working wood-burning stove, varnished floorboards, open doorway to the kitchen and a stripped pine door to the study.

A study has shelving built into one wall and a sliding sash window overlooking a small courtyard.

The kitchen is an extension to the rear, has a high voltage ceiling with exposed timbers, and a range of units to floor and wall levels with wooden worktops. Butler sink and space for all appliances. Slate tiled floor, window and door to the rear and door to the shower room.

The shower room has a suite comprising WC, wash basin and shower cubicle, gas central heating boiler and fully tiled walls and floor. Window to the rear.

### First Floor

The landing has stairs to the first floor and stripped period pine doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with varnished floorboards and wardrobes built into the chimney breast recess.

Bedroom 2 is a double bedroom located to the rear with a period fireplace and wardrobes built into the chimney breast recess. Sliding sash window to the rear.

Bedroom 3 is a double bedroom with a sliding sash window to the rear overlooking the rear garden.

The bathroom has a white suite comprising high-level WC, wash basin set on a stand and a roll top with ornate feet and a handheld shower. Underfloor heating (run from central heating). Window to the front.

### Second Floor

The second floor landing has a storage space and a door to bedroom 4.

Bedroom 4 is large double bedroom with three skylight windows to the rear, storage cupboard and further eaves storage space. Some restricted headroom.

### Outside

The front garden is laid with block paving and gravel providing off-road parking for two cars side-by-side and there is an alleyway with gated access leading to the rear garden.

The large rear garden has a south/ easterly aspect and extends to around 90ft in length. It has a timber deck, natural stone paved patio, areas of gravel and beds and borders. The

remainder is laid to lawn with garden shed. There is access to the rear side anyway which leads to a small enclosed courtyard.

### 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

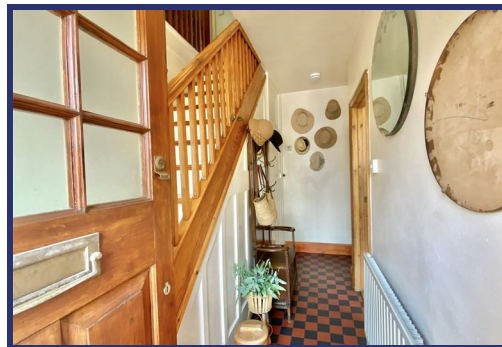
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

### Note for Purchasers

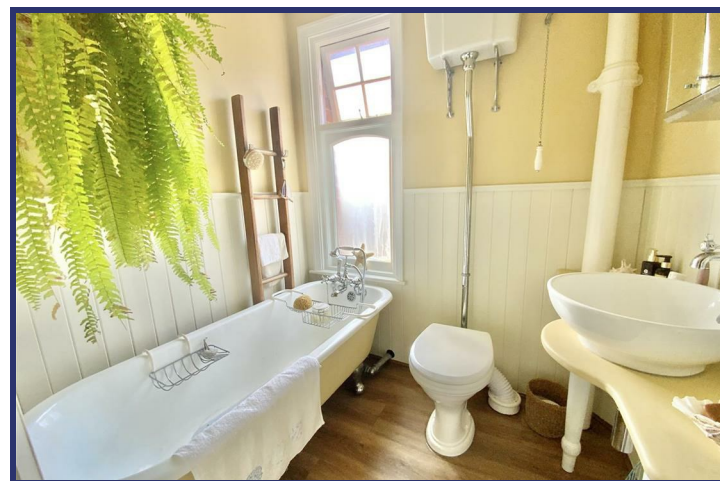
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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







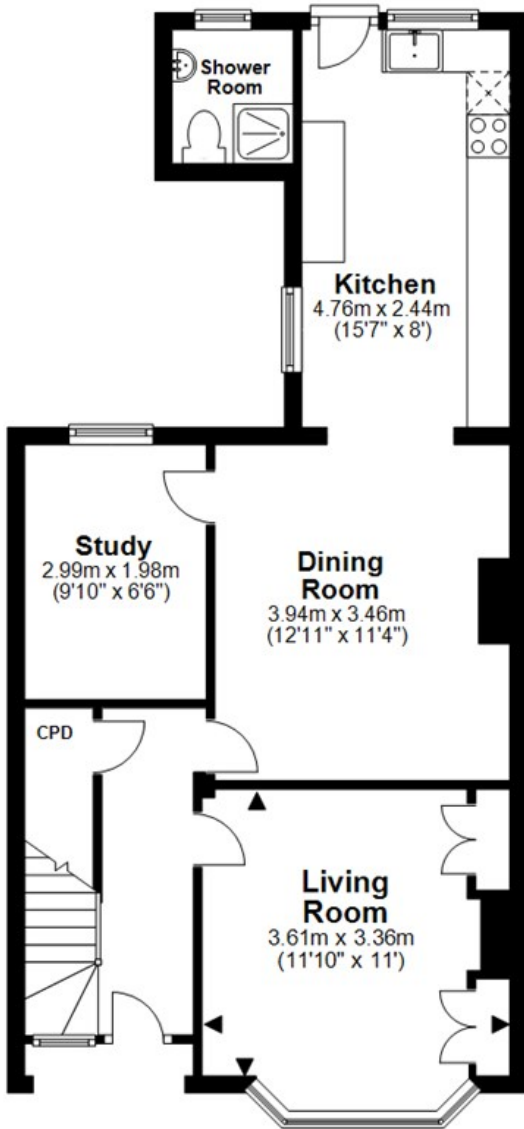






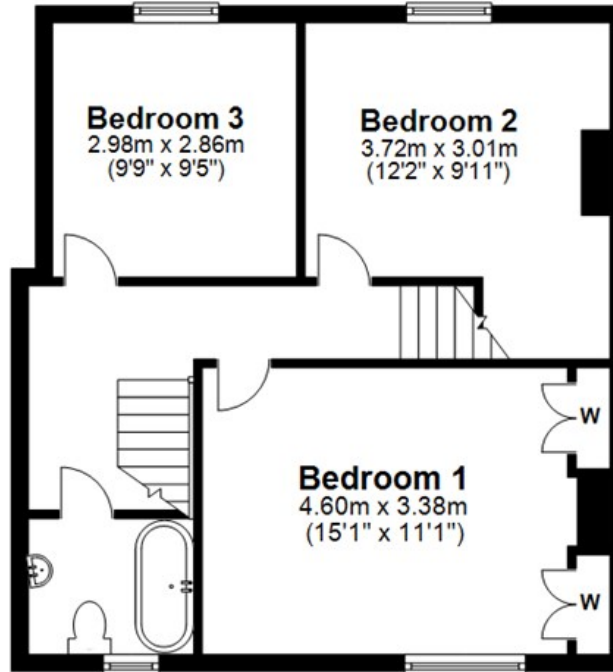
### Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



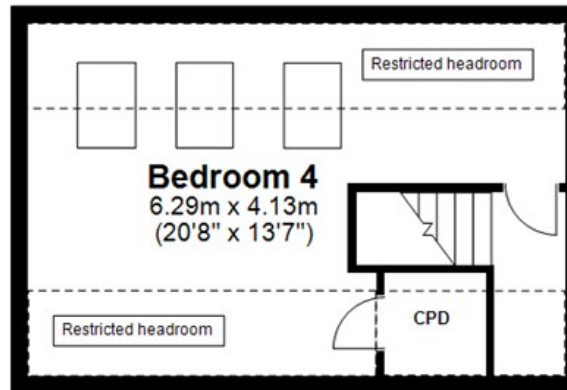
### First Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



### Second Floor

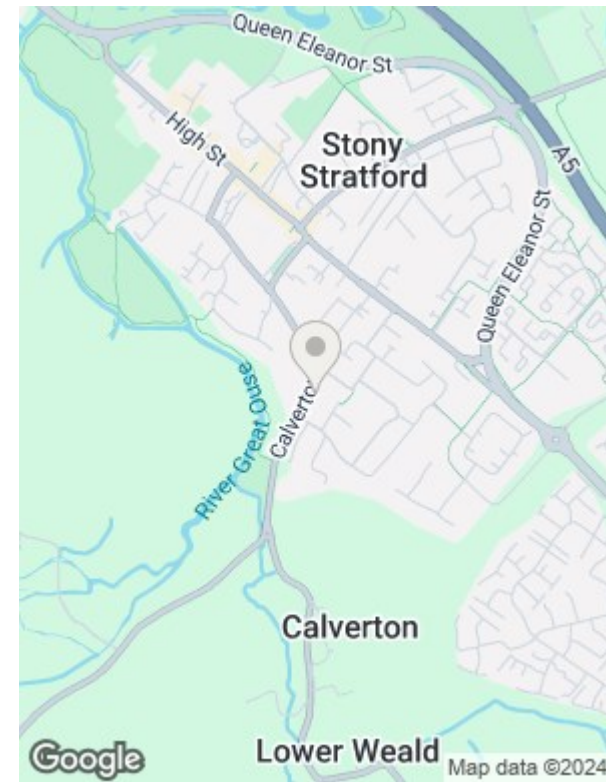
Approx. 26.0 sq. metres (279.8 sq. feet)



Total area: approx. 130.3 sq. metres (1403.0 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

- 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			82
(69-80) C		66	
(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	

