



Horsefair Green, Stony Stratford, MK11 1JP



**43 Horsefair Green
Stony Stratford
Buckinghamshire
MK11 1JP**

Offers Over £500,000

A fabulous much improved and extended 4 bedroom Victorian terraced house situated on the highly sought after Horsefair Green.

The property has been extended and had many improvements in recent years including a large kitchen extension and loft conversion.

It has accommodation set over three floors comprising; a hall, open plan lounge and dining areas which in turn are open to a large extended kitchen/ family room with bifold doors overlooking the courtyard garden and a cloakroom. On the first floor the property has 3 bedrooms and a family bathroom. The second floor is dedicated to a large master suite with double bedroom and en-suite shower room. Outside is a front garden and a rear garden which has been landscaped with low maintenance in mind.

The property fronts, and has views over the attractive tree-lined Horsefair Green and is conveniently located just off the High Street and a few minutes walk from some picturesque riverside walks.

A fabulous and much improved home in one of the most sought-after locations in town – early viewing is recommended.

- Extended Victorian Terrace House
- 4 Bedrooms
- 2 Bath/ Shower Rooms
- Lounge & Dining Rooms
- Large Extended Kitchen/ Family Room
- Cloakroom
- Sought After Horsefair Green
- Landscaped Courtyard Garden
- Just Off Town Centre
- NO ONWARD CHAIN





Ground Floor

A storm porch with a mosaic tiled floor has a door to the entrance hall, which has stairs to the first floor and the door to the dining area.

The property has a large open plan living/ dining area. The living room is located to the front with a bay window with UPVC double glazed sliding sash windows overlooking Horsefair Green. Contemporary style wood-burning stove. Open to the dining room.

The dining room has an under stairs cupboard and an open doorway to the kitchen/family room.

The heart of this home is a large and extended kitchen/ dining/ family room. The kitchen has an extensive range of units to floor and wall levels to include pull-out larder, cupboards and drawers. Solid wood worktops with breakfast bar, and 1 1/2 bowl sink unit. Integrated appliances include a 5 ring gas hob, double oven, microwave, wine cooler and dishwasher. Space for a side-by-side plumbed in fridge/freezer. There is plenty of space for a dining table or sofas and chairs. Part vaulted ceiling with three skylight windows and triple bifold doors opening to the courtyard garden.

Cloak/utility room has a W.C, wash basin and space for the washing machine.

First Floor

The landing has a contemporary style banister of oak with glass panelling and stairs rising to the second floor.

Bedroom 1 is a double bedroom located to the front with lovely views over Horsefair Green.

Bedroom 2 is a double bedroom located to the rear with a fitted wash basin and vanity unit. Window to the rear.

Bedroom 3 is a double bedroom located to the rear. Sliding sash window.

The family bathroom has a modern white suite, comprising a WC, wash basin, set in vanity unit, double ended bath and a separate shower cubicle. Window to the side.

Second Floor

A landing has a window to the rear, eaves storage cupboard and a door to the master bedroom.

The master bedroom is a large double bedroom with two sliding sash windows to the rear and a skylight window to the front overlooking Horsefair Green.

The en-suite shower room has a W.C, wash basin and double sized shower cubicle. Skylight window to the front.

Outside

Small walled front garden has a pathway and steps up to the front door.

The south/east facing courtyard garden has been attractively landscaped in a contemporary style with low maintenance in mind. It has composite decking, porcelain tiles and artificial lawn. Built in seating and raised beds. Water feature. Enclosed by rendered walls and fencing with rear gated access.

Parking

Horsefair Green benefits from residents only permit parking with permits available from the local authority for a nominal annual fee

Heating

The property has gas to radiator central heating. The living room has a woodburning stove.

Windows

The property has UPVC double glazed windows all of which are of a period style, sliding sash design to match the original windows

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

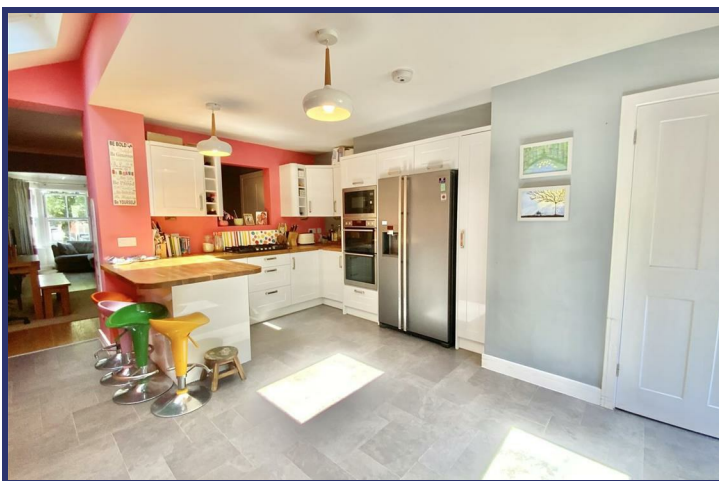
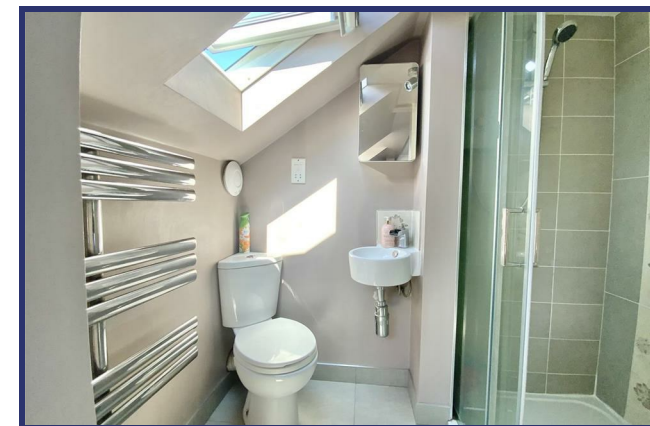
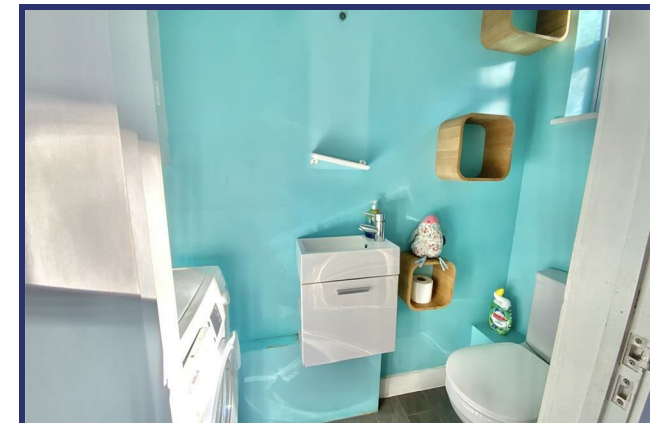
Location - Stony Stratford

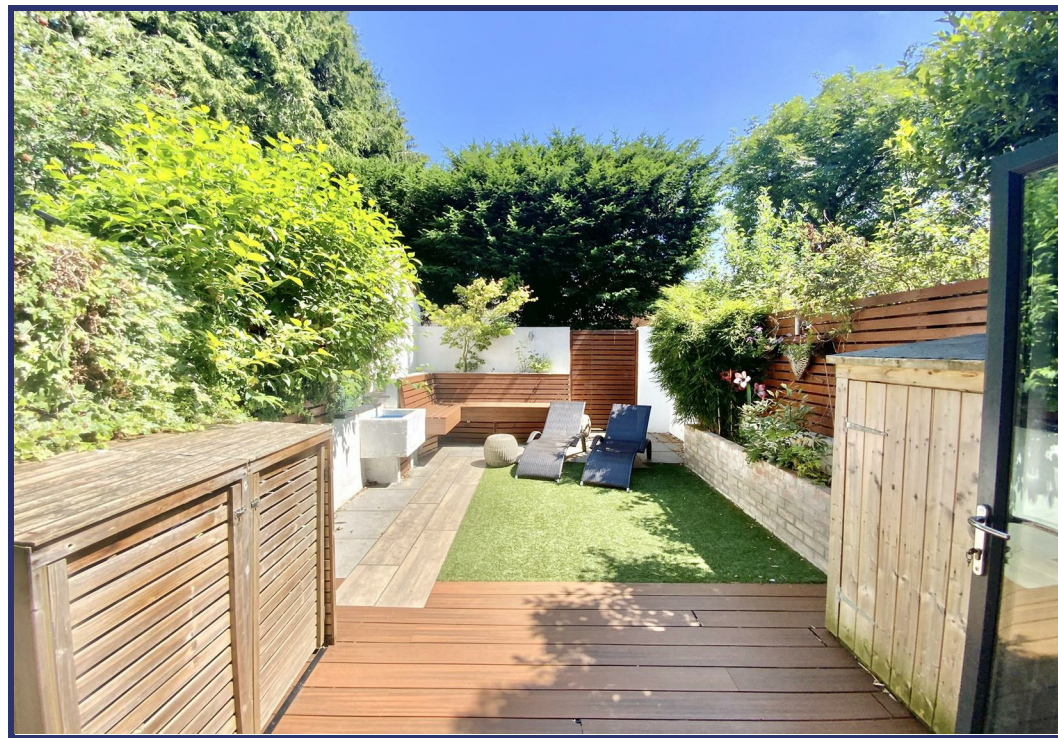
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

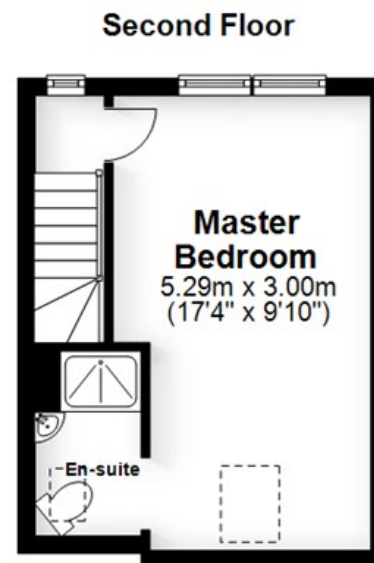
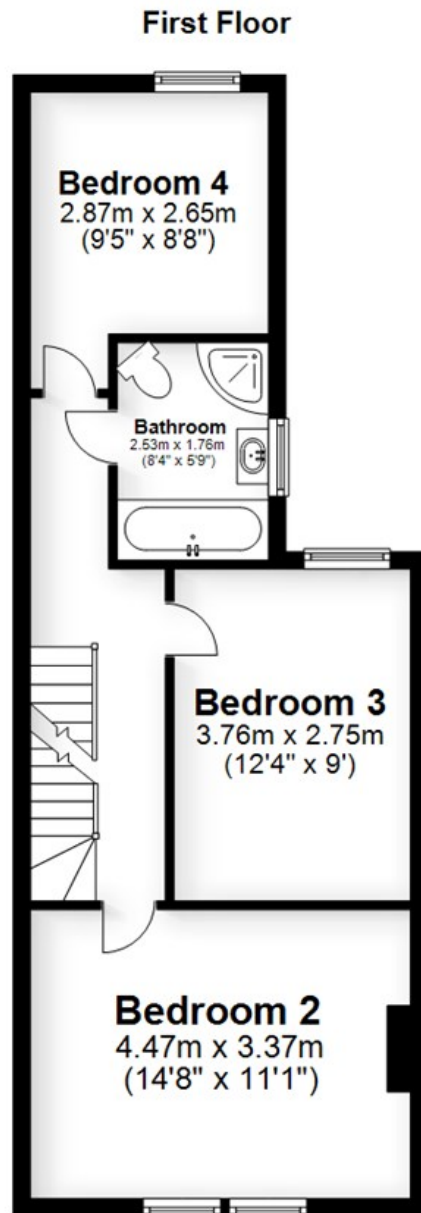
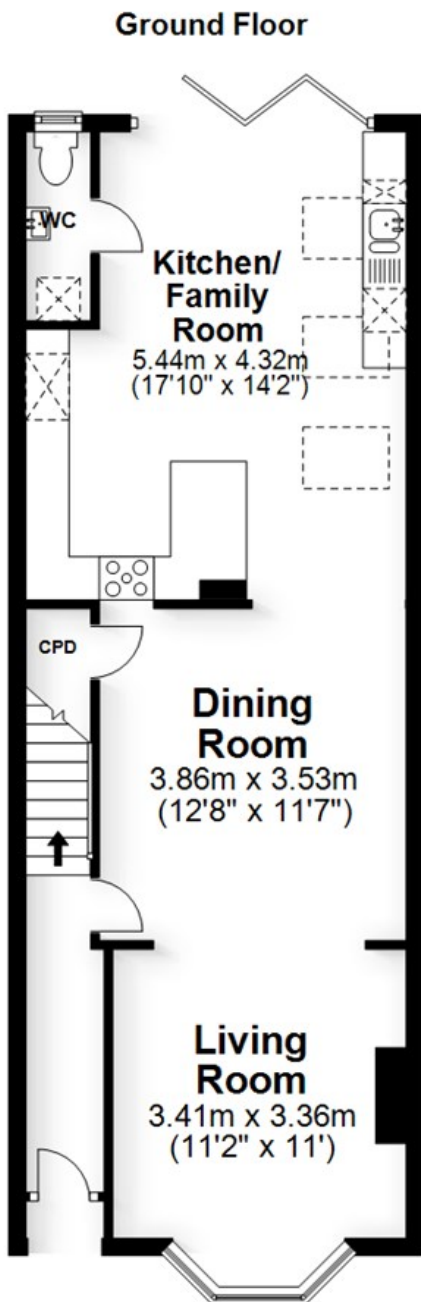
Disclaimer

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.

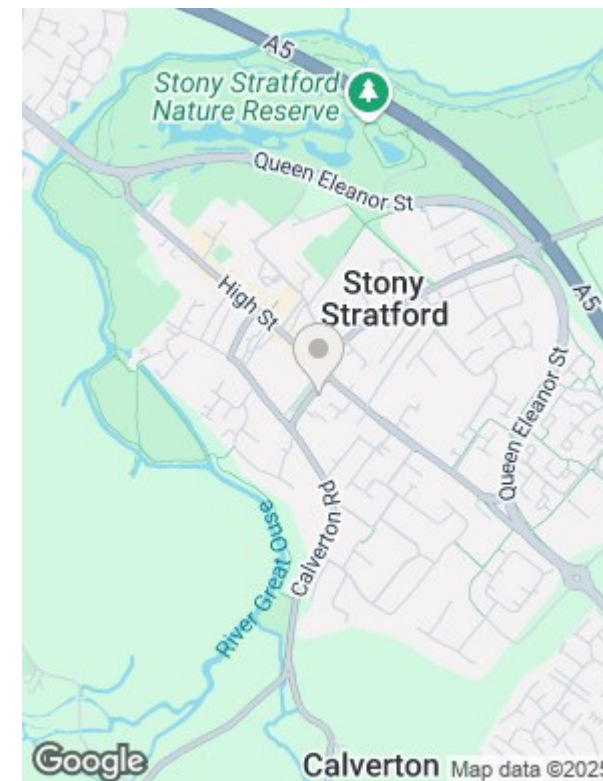








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	83
		EU Directive 2002/91/EC	

