



Milford Avenue, Stony Stratford, MK11 1HE



92 Milford Avenue
Stony Stratford
Buckinghamshire
MK11 1HE

£450,000

A 3 bedroom detached house with garage and gardens, occupying a corner plot, with a scope to extend subject to any necessary consent.

The property has been extended and has accommodation comprising; a hall, living room, large dining room and kitchen. On the first floor there are 3 bedrooms and a bathroom. Outside, the property occupies a corner plot with gardens to the front, side and rear, offering scope to extend subject to any necessary consent. It has a garage and driveway.

It benefits from recently installed high quality bespoke windows and doors.

The property is located on the edge of Milford Avenue, closest to the town centre, with both the town centre and some picturesque riverside meadows being just a short walk away.

Offered for sale with no onward chain

- Extended Detached House
- Corner Plot
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Garage & Driveway
- Scope to Extend
- High Quality Bespoke Windows and Doors
- CHAIN FREE





Ground Floor

The front door open to the porch which has a doorway to the hall, which has stairs to the first floor.

The living room, located the front has a large bow window.

A dining room to the rear has triple bi-fold doors opening to the rear garden, further window to the rear, under stairs cupboard and a door to the kitchen.

The kitchen has a range of units to floor and wall levels with roll top work services and a one and a half bowl sink unit. Integrated gas hob, extractor hood and electric oven. Space for washing machine and a fridge/freezer. Window to the rear and door to side.

First Floor

The first floor landing has a window to the side, access to the loft, cupboard, and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a white suite comprising WC, wash basin and bath with mixer tap shower over. Window to the rear and part tiled walls.

Outside

The front garden is enclosed by a brick wall and has a driveway providing off-road parking leading to the garage. The gardens are laid with lawn. Side gate to access to the rear garden.

The rear garden extends to the side of the property, giving scope to extend the property subject to any necessary consent. The garden has a patio and is enclosed by wall brick walls and fencing.

Garage

Attached brick built single garage with up and over door.

Heating

The property has gas to radiator central heating.

Windows

The property has recently fitted, high quality, bespoke timber framed double glazed windows and door, hand made by a specialist joiner.

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

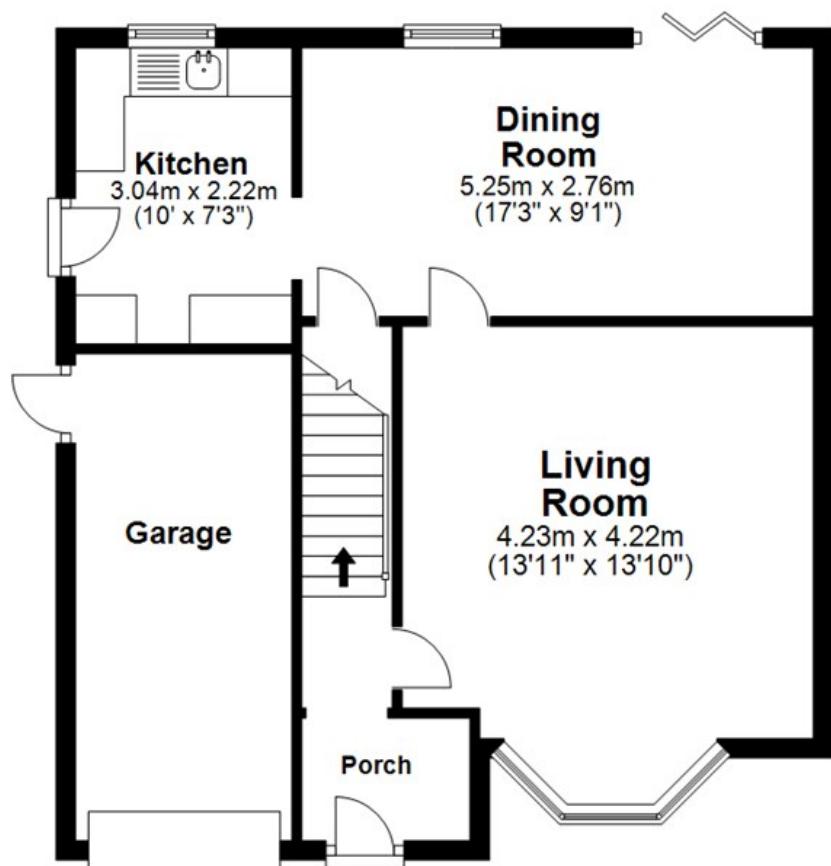
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

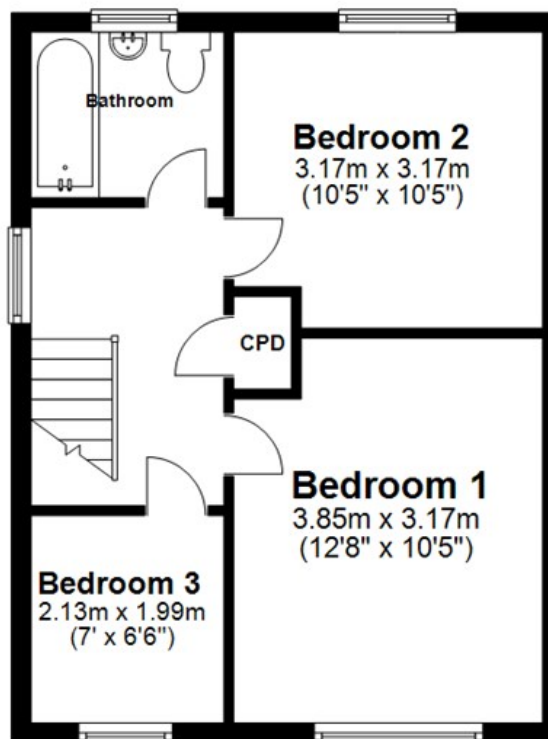
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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

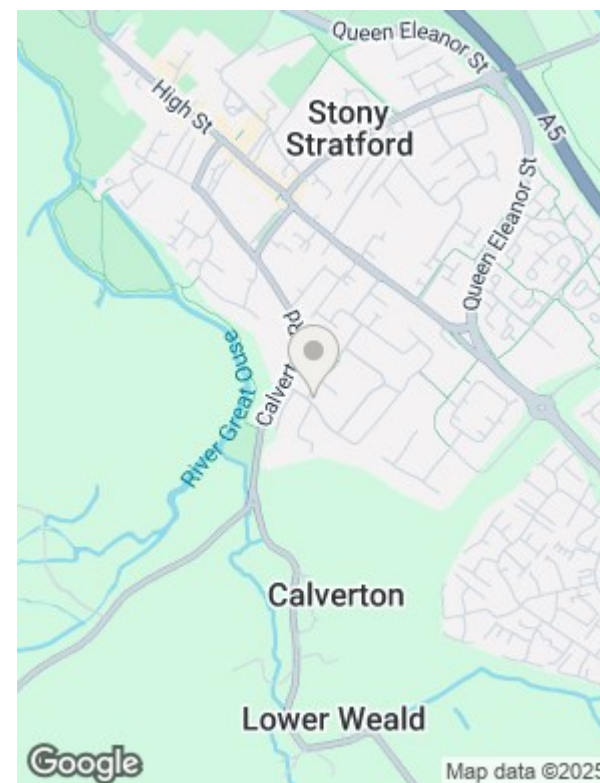


First Floor



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

