



London Road, Stony Stratford, MK11 1JH





116 London Road  
Stony Stratford  
Buckinghamshire  
MK11 1JH

£392,000

**A very well presented 3 bedroom Victorian terrace house, benefiting from two reception areas and two bath/shower rooms – just a short walk from the town centre.**

The property has accommodation set on three floors comprising; an entrance hall, 2 reception areas which can be used as one if you prefer, modern fitted kitchen and a downstairs shower room. On the first floor there are 2 double bedrooms and a large bathroom and on the second floor, a further double bedroom. The property has gardens to both the front and rear. The house is well presented and has improvements carried out by the current owner to include replacement double glazing.

The property is located within a comfortable walking distance of the town centre High Street and local schools.

- Victorian Terrace House
- 2 Reception Rooms
- 3 Double Bedrooms
- Modern Fitted Kitchen
- Large First Floor Bathroom
- Ground Floor Shower/ Cloakroom
- Front & Rear Gardens
- Walk to the Town Centre
- UPVC Double Glazing
- Gas to Radiator Central Heating







## Ground Floor

The front door has an attractive stained glass feature - it opens to the entrance hall with stairs to the first floor and wooden flooring which runs through the entrance hall and living areas.

The dining area is located to the rear - the owners have added a lovely feature of glazed French doors overlooking the rear garden. Victorian style cast iron fireplace with gas flame fire, ceiling rose, part glazed door to the kitchen, under stairs cupboard and open plan to the living room.

The living room has a bay window to the front.

The kitchen has a modern range of units to floor and wall levels with wooden worktops and a burtler sink. Integrated gas hob, extractor hood, electric oven, and fridge/ freezer. Space for a washing machine. Tiled floor, glazed door to the rear garden and a door to the shower room.

A shower room has a WC, wash basin and shower cubicle. Two windows to the rear.

## First Floor

The landing has stairs to the second floor and part glazed panel doors to all rooms.

Bedroom 1 is a large double bedroom located to the front.

Bedroom 2 is double bedroom with built in cupboards and wardrobes, shelving to the chimney breast recess and a window to the rear.

A large bathroom has a suite comprising WC, wash basin and a double ended bath with handheld mixer tap shower. Window to the rear.

## Second Floor

A small landing has a door to the bedroom which has skylight windows to the front and rear, and part vaulted roof line. .

## Outside

The front garden is laid with block paving, a circular patio and gravel. Enclosed by picket fence, brick wall and hedging

The rear garden is laid with lawn and has a blue brick patio area and a pathway to the far end of the garden with a garden shed (with electric supplied). Stocked

beds. The gardens are enclosed by a combination of fencing and hedges. You have a right of access over the neighboring property to the side alleyway.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

## 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

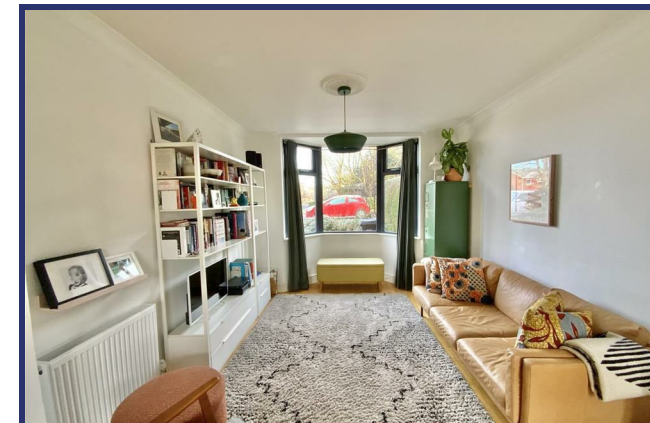
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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



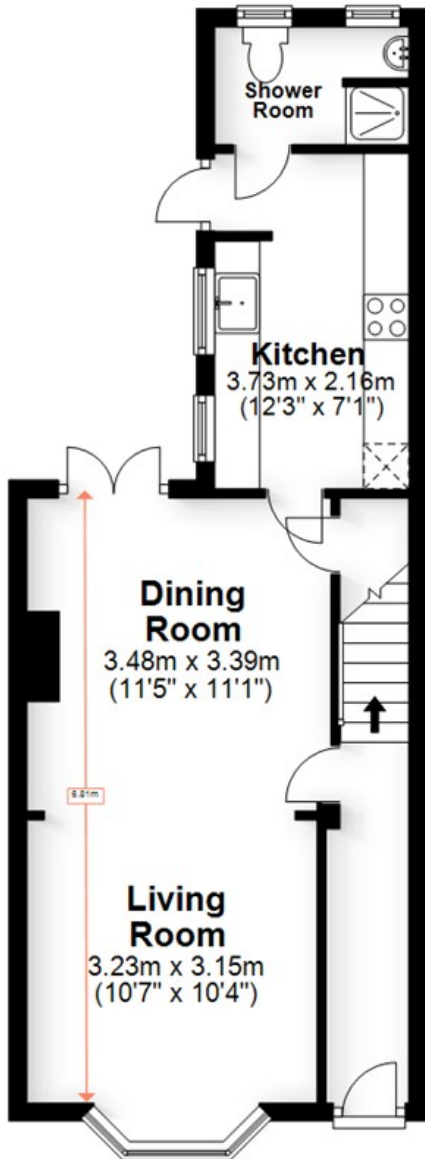






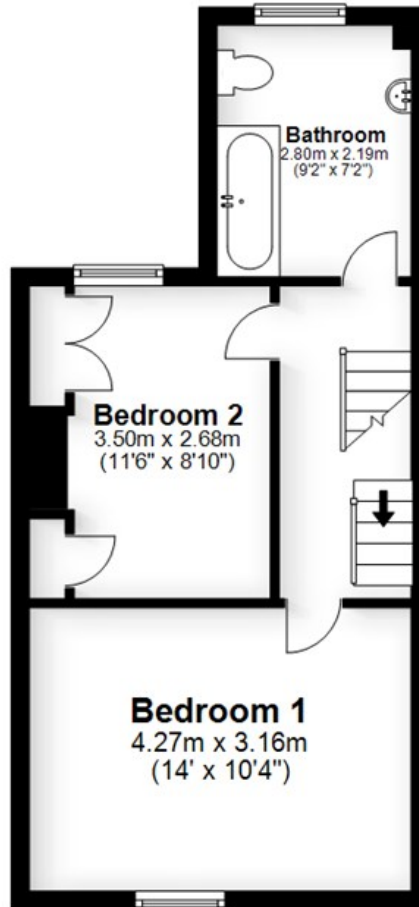
## Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



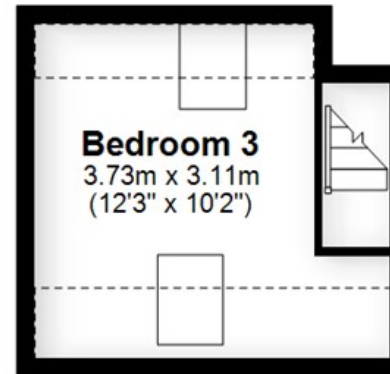
## First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



## Second Floor

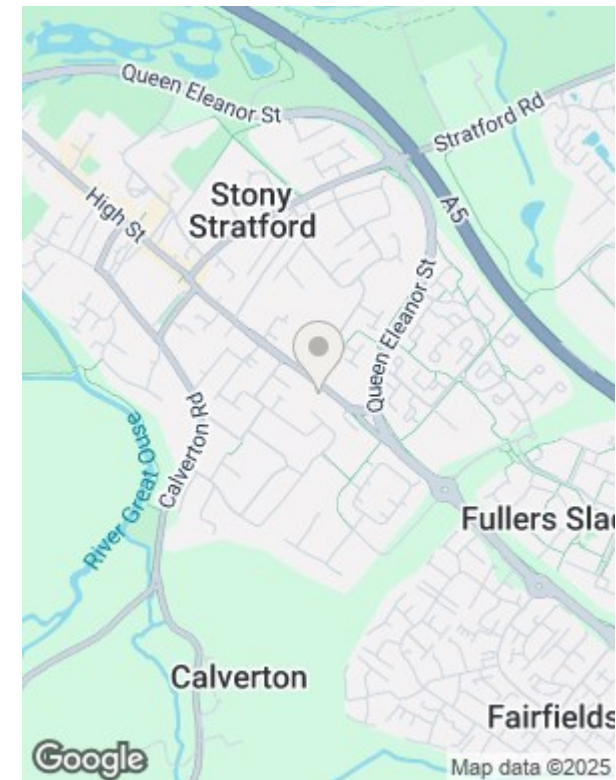
Approx. 14.1 sq. metres (152.2 sq. feet)



Total area: approx. 91.1 sq. metres (980.3 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

📞 01908 561010

✉️ stony@carters.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

