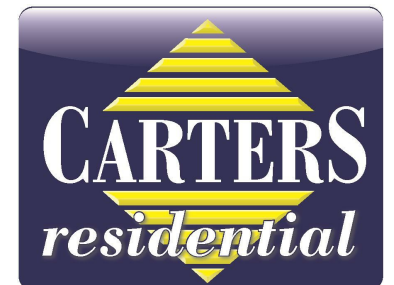




Milford Avenue, Milton Keynes, MK11 1HE



86 Milford Avenue
Stony Stratford
Milton Keynes
Buckinghamshire
MK11 1HE

£435,000

A well presented, stylish, and extended 4-5 bedroom semi detached house with flexible accommodation offering up to 5 bedrooms, with the potential for a ground floor annex.

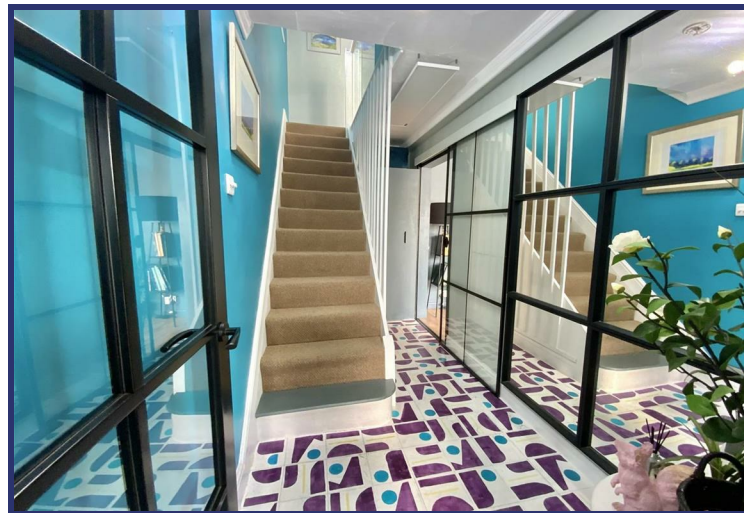
This deceptively large house has been extended and had many improvements carried out by the current owners - making for the fabulous and versatile family home on offer today. The accommodation has been extended to the side and rear, offering flexible ground floor accommodation with 2 ground floor bedrooms/ reception rooms - giving the potential for an annex facility.

The house comprises an entrance porch, hall, living room, large kitchen/breakfast room and a dining room. There are 2 further reception rooms/ bedrooms on the ground floor and a shower room. On the first floor, 3 bedrooms and a bathroom. Outside the property has off-road parking to the front and an attractive rear garden with useful shed.

The property is located towards the end of Milford Avenue, closest to the town centre, and some picturesque riverside meadows and walks.

In all a fabulous home with versatile accommodation that must not be missed!

- Deceptively Large Semi Detached House
- Flexible Accommodation
- Potential Ground Floor Annex
- 4-5 Bedrooms (2 on Ground Floor)
- Separate Lounge & Dining Rooms
- Large Fitted Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Driveway & Enclosed Rear Garden
- Great Location





Ground Floor

The front door opens to a porch which has a feature porthole window, a blocked doorway which could lead into the side extension, making it a viable self-contained annex, and an industrial design glazed door to the hall.

The hall has stairs to the first floor, under stairs storage, cloak cupboard and a glazed sliding door to the living room.

The living room has a large window to the front, feature panelling to one wall, and open doorway to the kitchen/breakfast room.

The kitchen/breakfast room is fitted with a range of units to floor and wall levels with a combination of wooden worktops and composite worktop to include a breakfast bar and a range of larger cupboards and drawers. Brick housing suitable for a fridge/ freezer, under stairs cupboard and a pantry cupboard. Open doorway and hatch to the dining room.

The dining room forms the rear extension with a high vaulted ceiling with two skylight windows and French doors opening to the rear garden. Painted floorboards.

An inner hall leads to an area which can serve as additional accommodation or a potential annex. It has a sliding door to the shower room and doors to both bedroom/ reception rooms.

Bedroom 4, located to the front, has a high vaulted ceiling (up to 4.2 m tall) with window to the front and a high-level window to the rear. The separate dressing area has a hanging rail.

Bedroom 5/study, located to rear, has French doors opening to the rear garden.

The shower room has a modern white suite comprising WC, wash basin with vanity unit and a shower cubicle.

The side extension with its bedroom, reception room and shower room would make for a perfect annex facility.

First Floor

The landing has a window to the side, a glass balustrade, airing cupboard and doors to all rooms

Bedroom 1 is a double bedroom to the front with a large window, and built-in wardrobes.

Bedroom 2 is a double bedroom located to the rear with built-in wardrobes.

Bedroom 3 is a single bedroom located to the front, it has a recessed area useful for storage over the stair bulkhead. Note - this room is currently used as a utility room and has plumbing for a washing machine.

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

Outside

The front garden is laid with block paving providing off-road

parking and has a planted area.

The rear garden has been landscaped with lawns, patios, decking, gravel pathway and stocked beds and borders. Large timber shed with sliding patio doors - offering the scope to be a garden room or perhaps home office. The gardens are enclosed by combination of fencing and natural planting to one side.

Heating

Property has infrared heating throughout with the majority of the heat panels attached to the ceilings

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.

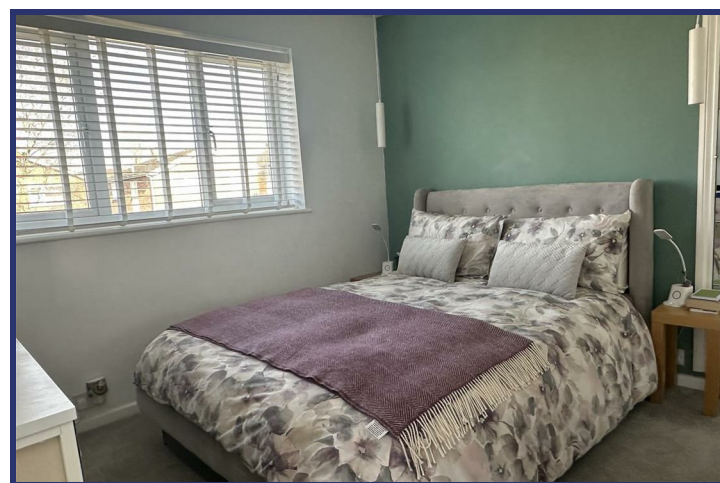
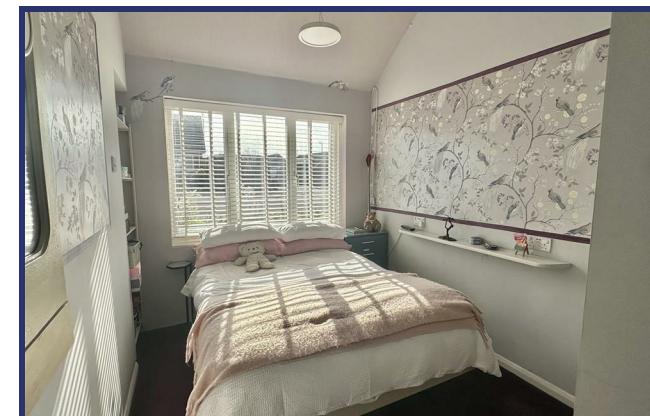
Note for Purchasers

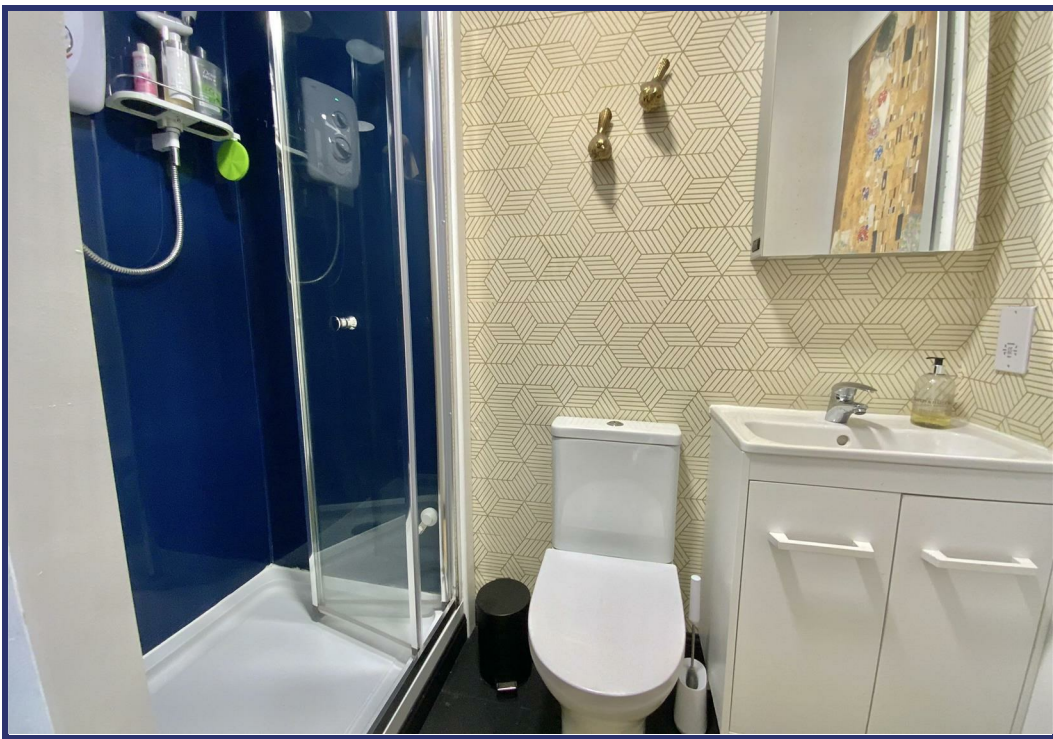
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non-refundable charge of £18 (£15+VAT) per person, per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

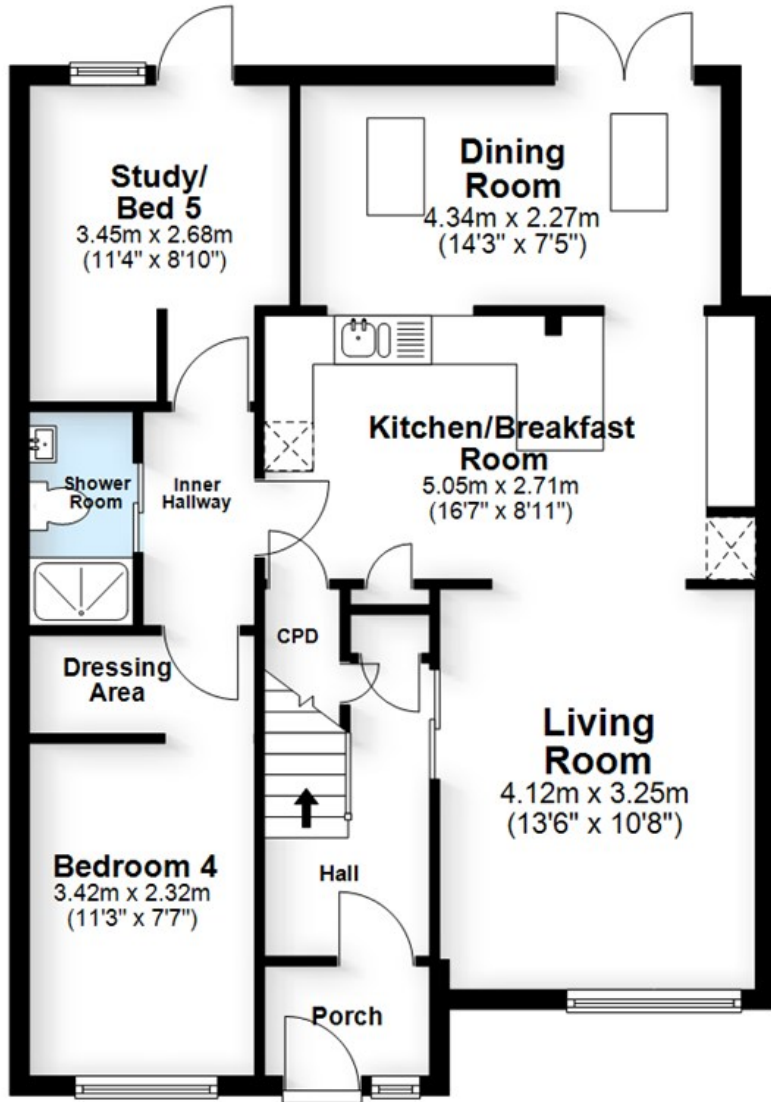






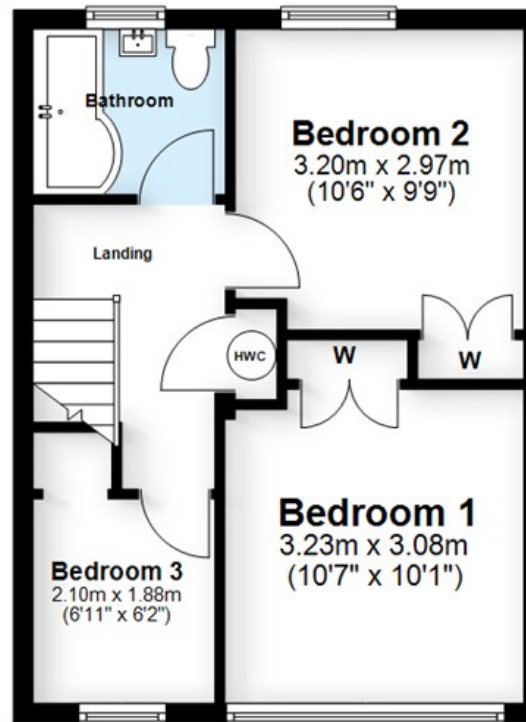
Ground Floor

Approx. 72.3 sq. metres (778.2 sq. feet)



First Floor

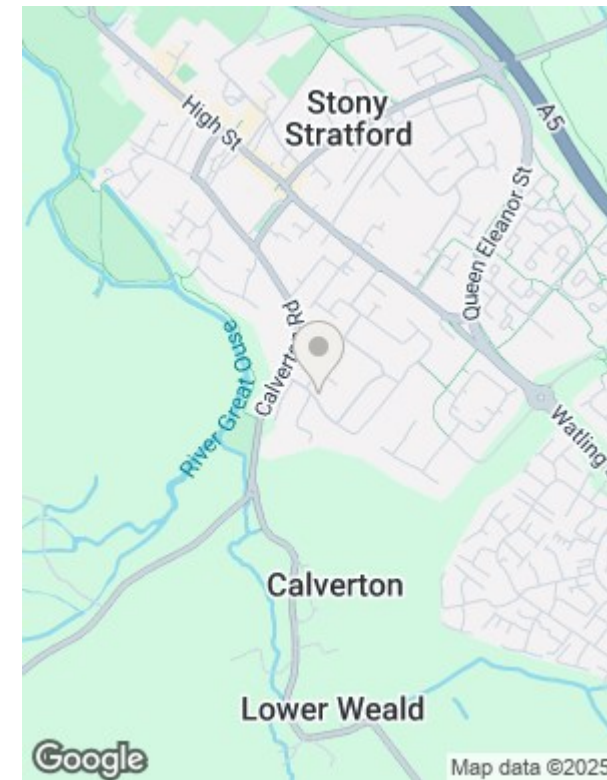
Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 107.9 sq. metres (1161.9 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 misstatement. 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		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

