



Frankston Avenue, Stony Stratford, MK11 1DR



26 Frankston Avenue
Stony Stratford
Buckinghamshire
MK11 1DR

£515,000

A beautifully presented 3 bedroom semi detached house occupying a large corner plot backing on to allotments- offering scope for a large extension.

The house has been renovated and had many improvements carried out in recent years and the beautifully presented accommodation comprises an entrance hall, lounge and dining areas, fitted kitchen, lobby and ground floor shower room. On the first floor there are 3 bedrooms (2 double) bed – the master bedroom with Juliet balcony overlooking the beautiful gardens and allotments beyond and a refitted bathroom. The attic has been converted to provide a useful storage space. Character features include period doors, varnished floorboards and a fireplace with wood burning stove.

Outside the property has a large plot with beautifully landscaped and maintained gardens to the front, side and rear - offering plenty of space to extend, and for this style of property, the rare feature of a driveway and garage.

In all, a stunning home not to be missed!

- Beautifully Presented 3 Bedroom Semi Detached House
- Large and Stunning Gardens
- Great Views Over Allotments
- 2 Reception Areas – One With Woodburning Stove
- 3 Bedrooms
- Useful Converted Attic
- 2 Bath/shower Rooms (ground floor and first floor)
- Garage and Driveway





Ground Floor

A front door opens to the entrance hall which has stairs to the first floor and doors to all rooms. Exposed wooden floorboards.

The open plan lounge/dining room has a living room to the front which has a feature fireplace with mantelpiece, bay the window to the front, and window to the side. It is open plan to the dining area at the rear. The dining area has a fireplace incorporating a wood-burning stove, window to the side and sliding patio doors opening onto the rear garden.

The kitchen is fitted with a range of "in frame" style doors to floor and wall levels with cupboards and drawers, wine rack and integrated oven, electric hob, extractor hood, fridge/ freezer and space for washing machine. Window to the side and door to the rear lobby, which intern has a door to the rear garden and shower room.

A shower room has a three-piece suite comprising WC, wash basin and shower cubicle. Part tiled walls and window to rear.

First Floor

The landing has period panel doors in a natural natural wood finish to all rooms.

Bedroom 1 is a double bedroom located to the rear with a dual aspect – a window to the side and glazed French doors opening onto a Juliet balcony with a glass balustrade with lovely views over the garden and allotments beyond. Two fitted double wardrobes, cupboard built into the chimney breast recess and varnished floorboards.

Bedroom 2 is a double bedroom located to the front with a dual aspect – windows to the front and side, and fitted wardrobes, dressing table and drawers.

Bedroom 3 has a window to the front and a period panel door leading to stairs rising to the attic room.

The bathroom has a modern white suite comprising WC, wash basin and a ball & claw feet bath with mixer tap and shower over. Part tiled walls and a window to the rear.

Attic Room

The attic has been converted in to a useful storage space with a vaulted roof line and some restricted headroom. Exposed floorboards, and skylight windows to both the front and rear with fitted blinds and remote controlled rain sensors (automatically close when rain is sensed). Accessed via stairs from bedroom 3.

Outside

An exceptional feature to this property are the large and beautifully landscape gardens, extending to the front side and rear giving ample spaces and scope for a large extension (subject to any necessary consent), and which would have a minimal effect on the size of the garden overall. The gardens are beautifully landscaped and maintained with large lawns, wide stocked beds and borders and the rare feature of a driveway providing off-road parking and a garage. The property is located at the end of the road immediately adjacent to allotments, and the gardens benefit from a sunny south and west aspects.

Garage & Parking

Single garage of a concrete pre-fabricated construction, with up and over door, rear pedestrian door. The roof is of a material which may asbestos – not tested. A gated block paved driveway offers off-road parking in front of the garage.

Heating

The property has gas to radiator central heating. The dining area has a wood-burning stove.

Location - Stony Stratford

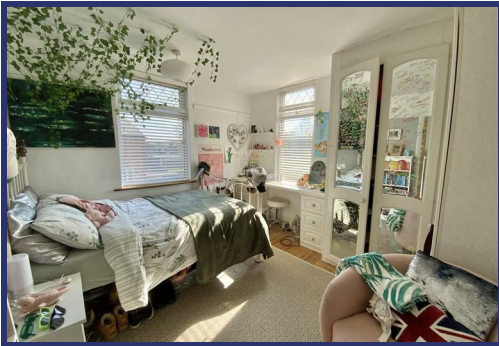
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

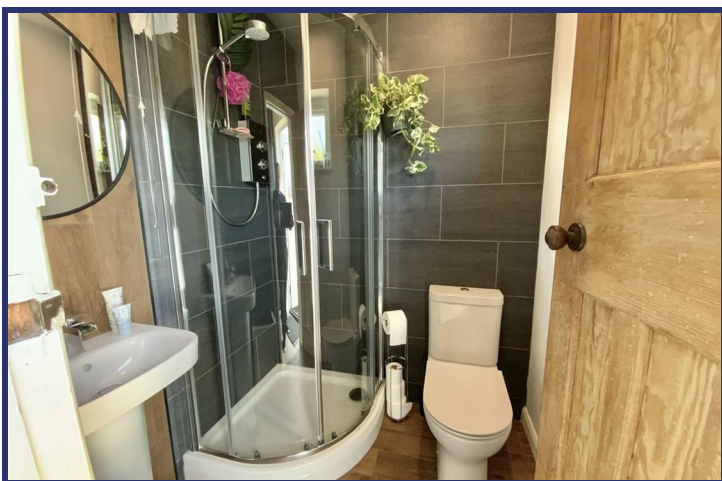
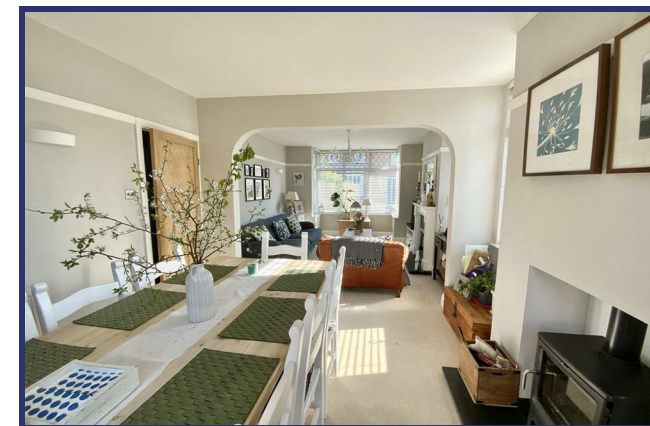
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In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be 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

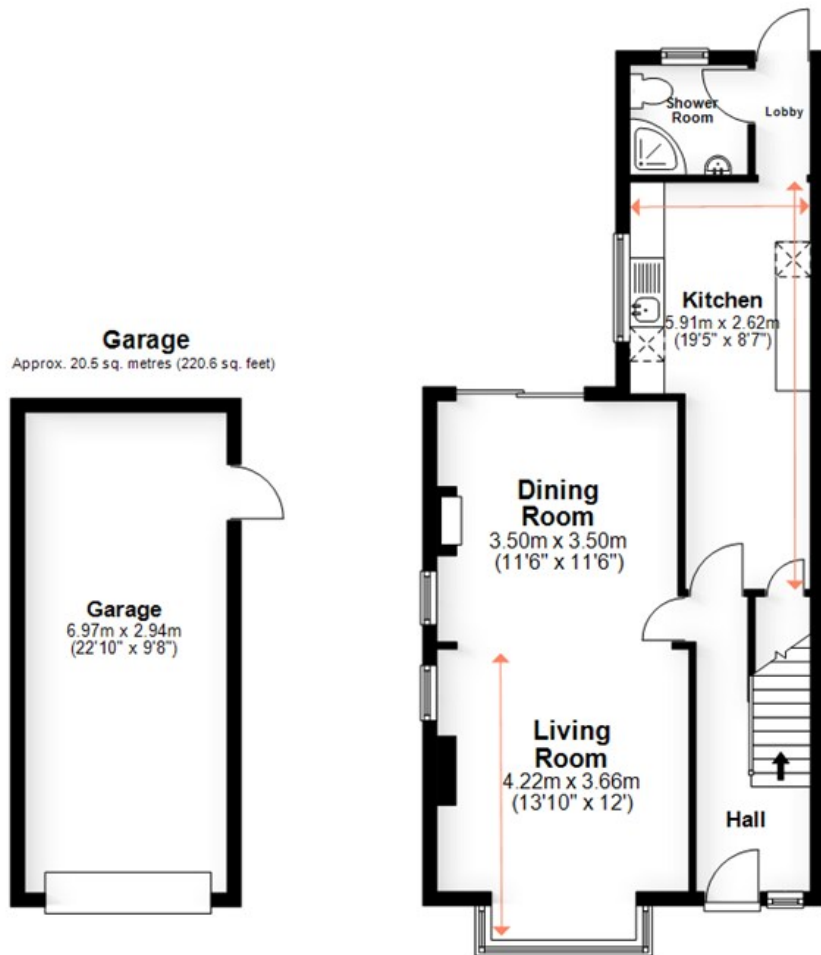
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



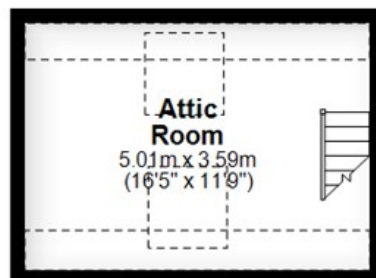




Ground Floor
Approx. 49.8 sq. metres (535.5 sq. feet)



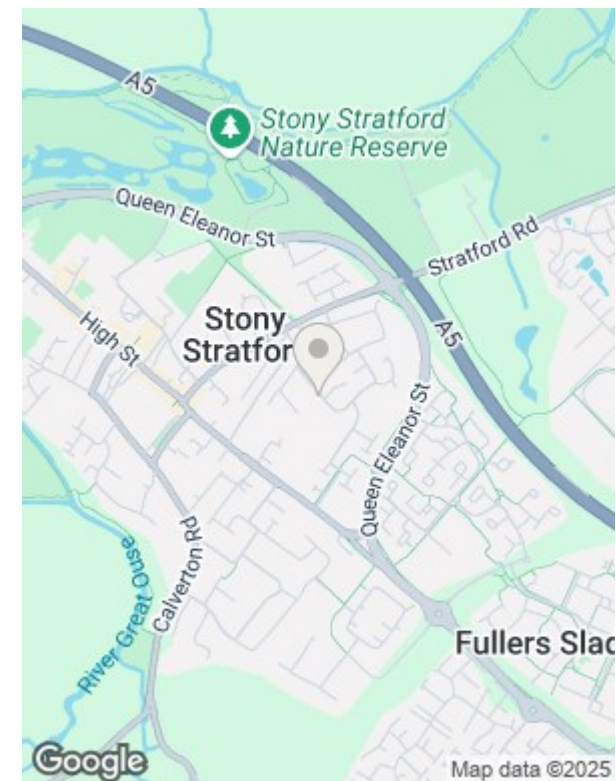
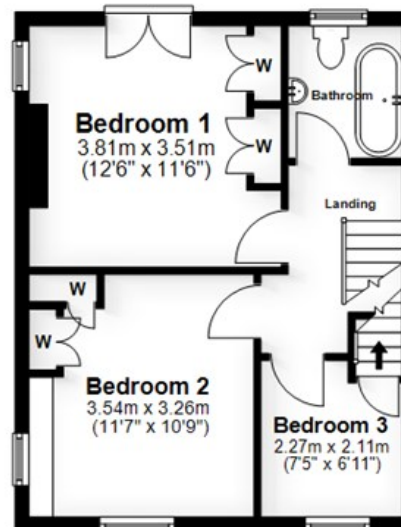
Second Floor
Approx. 18.0 sq. metres (193.5 sq. feet)



Total area: approx. 127.7 sq. metres (1374.6 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.

First Floor
Approx. 39.5 sq. metres (425.0 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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carters.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

