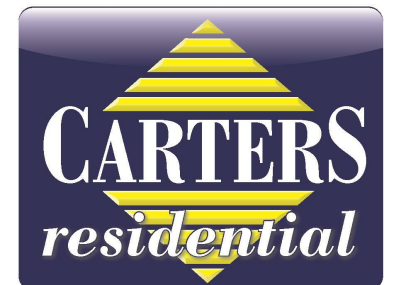




Milford Avenue, Stony Stratford, MK11 1EZ



**79 Milford Avenue
Stony Stratford
Buckinghamshire
MK11 1EZ**

£565,000

A rare opportunity to purchase a beautifully presented and extended 3 bedroom detached bungalow within walking distance of the town centre and some picturesque Riverside Meadows.

The bungalow has accommodation set on a single level comprising an entrance porch, spacious entrance hall, large lounge, separate dining room, garden room, fitted kitchen, 3 double bedrooms, a bathroom and a large cloakroom. Outside the property has beautiful gardens to the front and rear with a backdrop of mature trees, a large single garage (over 27ft long), and parking for two cars.

The property backs onto some attractive parkland and is within short walking distance of riverside walks and a comfortable walk of the town centre.

Detached bungalows are very rarely available in the town and early viewing is therefore recommended.

- Rarely Available, Extended, Detached Bungalow
- 3 Double Bedrooms
- 3 Reception Rooms
- Fitted Kitchen
- Shower Room + Cloakroom
- Well Presented Accommodation
- Beautiful Gardens Backing on to Parkland
- 27'6" Garage + Parking for 2 Cars
- Walk to Town Centre & Riverside Meadows





Living Space

A front door opens to a porch which has plenty of space for coats, boots, etc. A door opens to a good sized hall which has access to a large attic which may offer scope for conversion, and doors to all rooms. Four storage cupboards.

The living room is a large room with patio doors overlooking the attractive rear garden and a backdrop of mature trees, further window to the side and open doorway to the dining room.

The dining room has a window to the side and French doors opening to the garden room.

The garden room is glazed to 3 sides with French doors opening to the rear garden and has an insulated roof.

A kitchen has an extensive range of units to floor and wall levels with worktops and 1 1/2 bowl sink unit. Integrated appliances include a 5 ring gas hob, extractor hood, double oven, fridge/freezer, dishwasher and and there is space for a washing machine machine. Window and door to the side.

Bedrooms & Bathrooms

Bedroom 1 is a double bedroom located to the front with a recess ideal for wardrobes, and a built-in cupboard.

Bedroom 2 is a double bedroom located to the front. Built-in wardrobes.

Bedroom 3 is a double bedroom with a window to the side. Built-in cupboard.

The shower room has a modern white suite comprising a double size walk-in shower with glass screen, and a wash basin and WC built into a vanity unit. Window to the side.

A separate cloakroom has a WC and wash basin, gas central heating boiler, and a window to the side.

Gardens

The front garden has an area of lawn, pathways, and gated access to both sides of the property which lead to the rear garden. Block paved driveway for two cars.

A highlight of the property is the well cared for south east facing rear garden. The rear garden has natural stone paving, gravelled seating areas and pathways, lawn, established stocked beds and borders and vegetable patch. The garden is enclosed by fencing and has gated access to an area of parkland and a copse of trees making for an attractive backdrop.

Garage

Large single garage, extending to 27'6" in length, with

up and over door and a rear access door. Windows to the side and rear.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

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

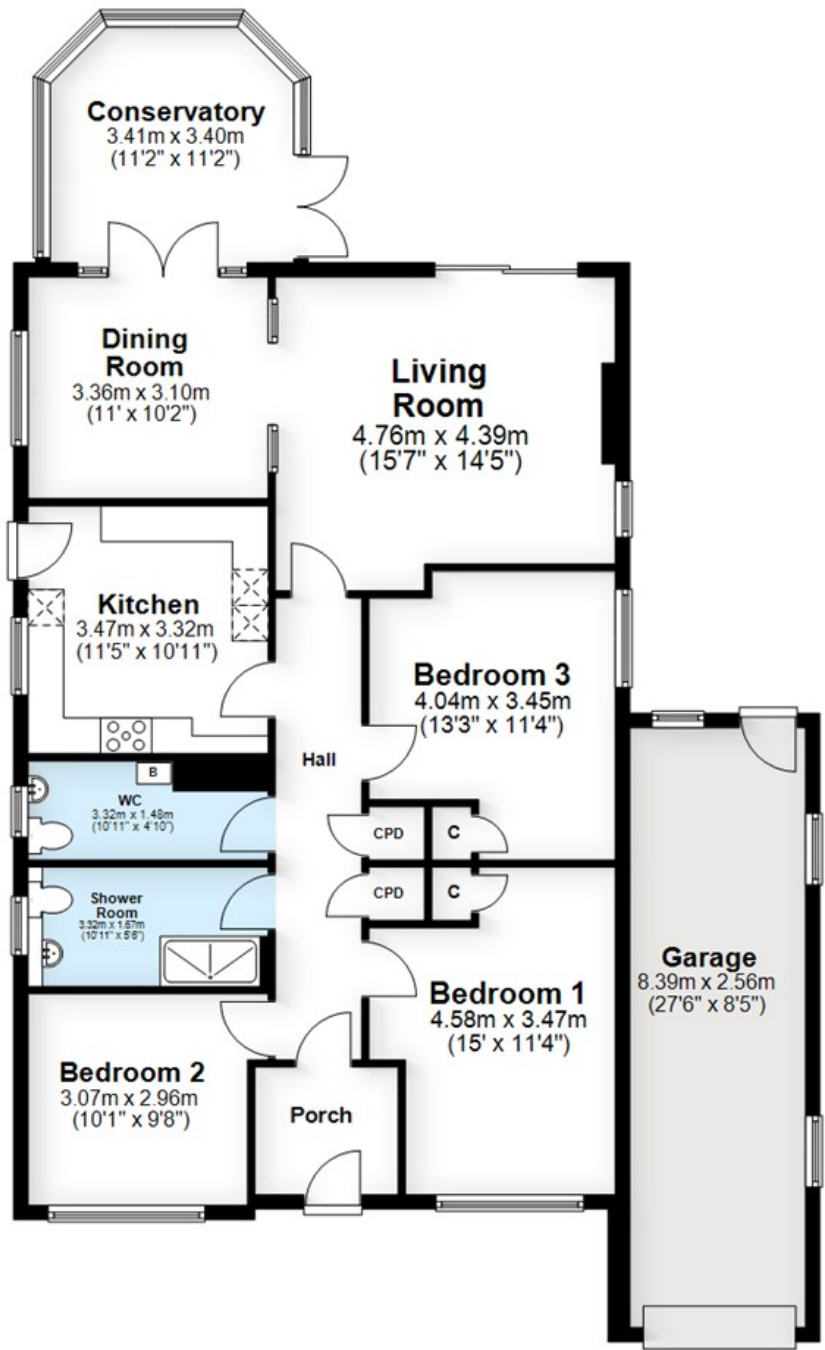
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





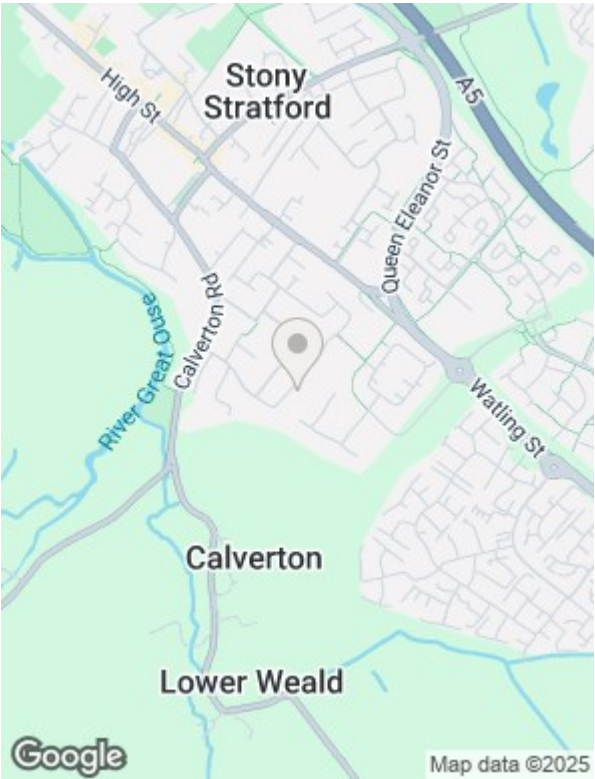
Ground Floor

Approx. 139.9 sq. metres (1505.5 sq. feet)



Total area: approx. 139.9 sq. metres (1505.5 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
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

