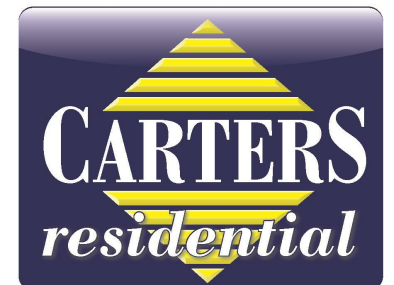




High Street, Haversham, MK19 7DX



4 High Street
Haversham
Milton Keynes
MK19 7DX

£475,000

A semi detached stone built cottage which has been refurbished in recent years, with versatile accommodation with up to 3 bedrooms and open plan living.

The property is located in a popular village location and has versatile accommodation set on two floors comprising an entrance hall, cloakroom, large open plan living room, dining room and kitchen area and ground floor bedroom with ensuite shower room/additional reception room. On the first floor there are two double bedrooms and a large bathroom with shower.

Outside, the property has off-road parking to the front for at least three cars and a good sized rear garden with lovely open views across equestrian paddocks, beyond which sits Haversham sailing lakes, walks around which may be available to local residents for an annual fee.

The property is offered for sale chain free,

- Semi Detached Stone Cottage
- Renovated in Recent Years
- Open Plan Living Space
- 3 Double Bedrooms (One Ground Floor)
- 2 Bath/ Shower Rooms + Cloakroom
- Driveway for 3 Cars
- Good Size Garden with Views to Rear
- CHAIN FREE SALE





Ground Floor

A front door opens to the entrance hall which has wood laminate floor which runs through much of the ground floor. Stairs to the first floor, under stairs cupboard and oak veneer doors to all rooms. Open plan to the kitchen/living area and dining area.

The cloakroom has a WC, wash basin and a window to the side.

The heart of this home is the open plan kitchen/living/dining area. The kitchen has an extensive range of units to floor and wall levels with wooden worktops and a Butler sink. Integrated appliances include a range cooker with ovens and grill, fridge/freezer, dishwasher and washing machine. Central island.

The dining area has a window to the rear overlooking the rear garden with open views beyond, and French doors to the garden.

The living room has a high vaulted ceiling with two skylight windows and further windows to the side and rear with open views.

Bedroom 3/ separate reception room has a window to the front and French doors to the rear. An ensuite shower room has a suite comprising WC, wash basin and shower cubicle with travertine tiled floor and walls.

First Floor

The landing has doors to all rooms.

Bedroom 1 is a double bedroom with a window to the rear and a range of built-in wardrobes with mirrored sliding doors.

Bedroom 2 is a double bedroom with windows to the rear and side.

The bathroom has a four piece suite comprising WC, wash basin, bath and a separate shower cubicle. Window to the side.

Outside

A blocked paved driveway provides off-road parking for at least three cars, with side gated access to the rear garden and access to a brick built out house which houses the heating boiler and hot water cylinder.

Approximately 23.7m x 11.1m (78ft x 36ft) -A good size south/ east facing garden has a paved patio and lawns, enclosed by fencing and has views across paddocks to the rear.

Heating

The property has electric heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

Mains electricity and water (no mains gas to the village)

Septic tank sewerage

Location - Haversham

Haversham Village is located just to the Northern edge of Milton Keynes - close enough to offer easy and quick access to the whole of Milton Keynes, yet far enough out to offer a rural feel! The village is split in to two parts - separate by just under half a mile. The "newer" part of the village comprises housing built mainly between the 1930's to the 1960's and has the popular village junior school. Half a mile away is the "old village" which dates back centuries, with mainly stone built houses. It has a dominant village church, a local traditional village pub, and a sailing lake and club. Both parts of Haversham have access to excellent walks, some of which follow the river Ouse, the Grand Union Canal, and around many lakes.

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

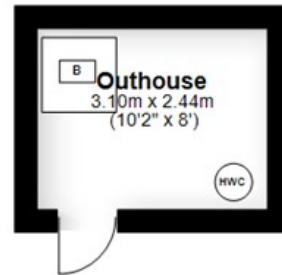
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



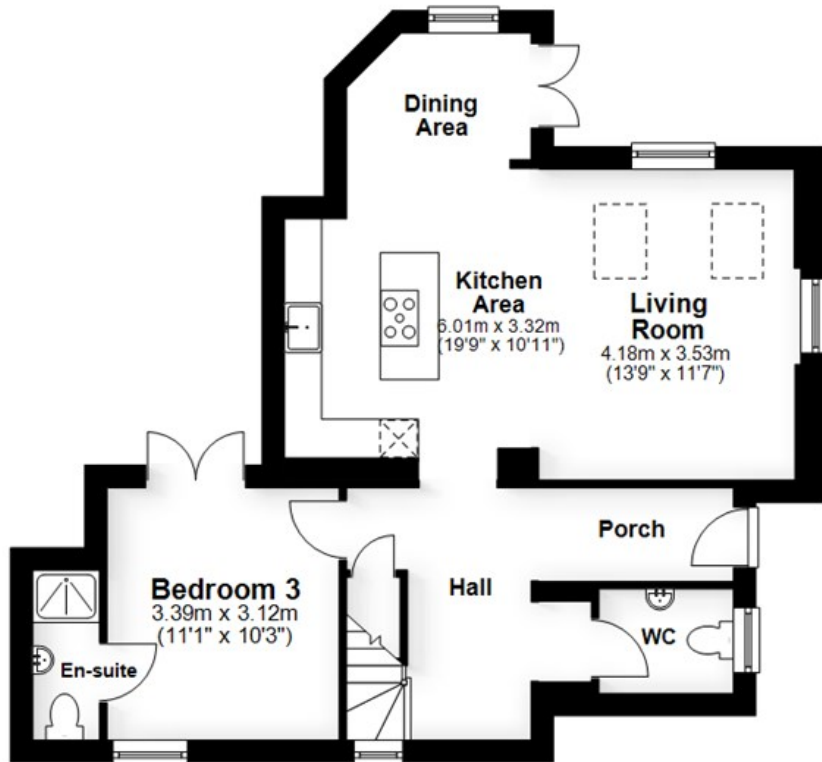




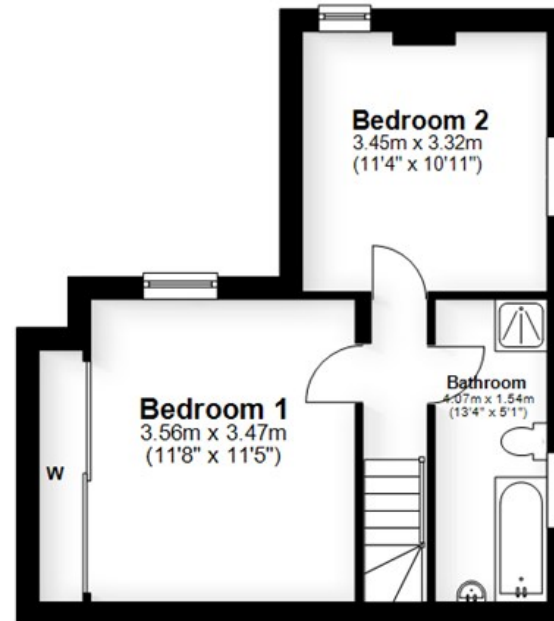
Outhouse



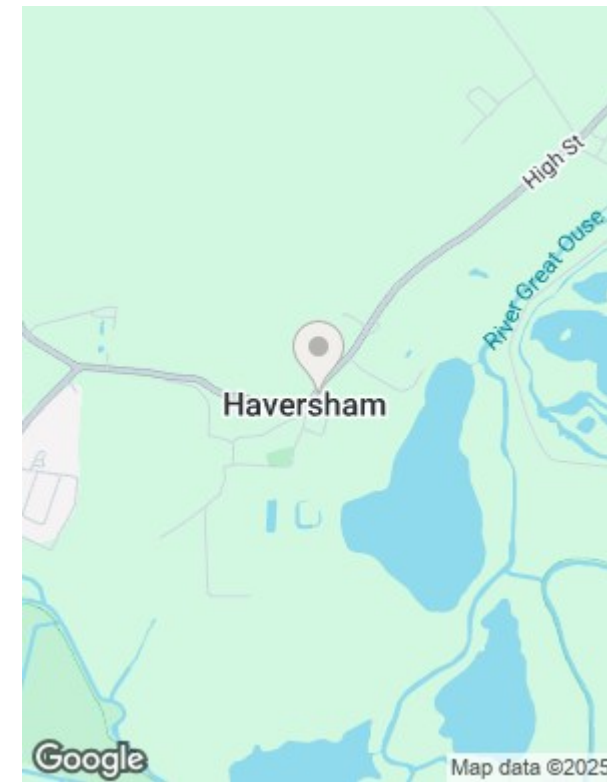
Ground Floor



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.

We are open 7 days a week for your convenience

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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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

