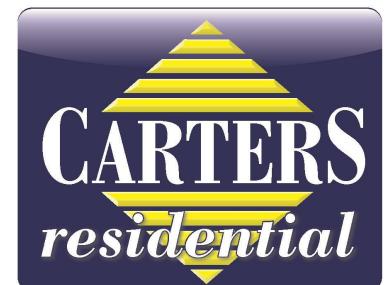




The Crescent, Haversham, MK19 7AW



59 The Crescent
Haversham
MK19 7AW

£350,000

A rare opportunity to purchase a detached chalet style bungalow in a lovely village location adjacent to a green - the property does require modernisation.

This individual detached chalet bungalow requires modernisation throughout, but does offer the perfect blank canvas to create your dream home. Such properties are rarely available and this has a lovely position adjacent to The Crescent green.

It has versatile accommodation, the current configuration comprising an entrance hall, 2 reception rooms, a large kitchen/ dining room, 2 ground floor bedrooms and a shower and cloakroom. On the first floor there is a landing, double bedroom and bathroom. In addition the garage has been converted into two store rooms offering the scope to be further accommodation, subject to any necessary consent.

The property does require modernisation and has been priced to reflect this.

- 3 Bedroom Detached Chalet Property
- Requires Modernisation
- 2 Reception Rooms
- 3 Bedrooms (2 Ground Floor)
- Lovely Village Location
- Driveway & Gardens
- Adjacent to Village Green
- Project House - Create Your Dream Home





Ground Floor

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

There are 2 bedrooms located to the front of the property, either side of the entrance hall.

Two reception rooms include a living room with an open fireplace and a sitting room with French doors opening to the rear garden.

A large kitchen/dining room has units, worktops and sink unit. Gas central heating boiler, window and door to the rear.

The inner lobby has a door to the cloakroom and a shower cubicle. A door lead to the store area.

The garage has been divided into two store areas – offering the scope to be reinstated as a garage or perhaps converted into accommodation subject to any necessary consent.

First Floor

The first floor landing has two large cupboards, skylight window to the rear and doors to the bedroom and bathroom.

A double bedroom has a window to the side overlooking the green and eaves storage cupboards.

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

Outside

To the front property, a driveway providing parking, and gated access to the rear garden. The rear garden requires landscaping and is enclosed by fencing and shrubbery. It sits adjacent to the village green.

Heating

The property has gas to radiator central heating. The current occupant has not used the heating for some time and we do not know of its operative condition.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

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 backs 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 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

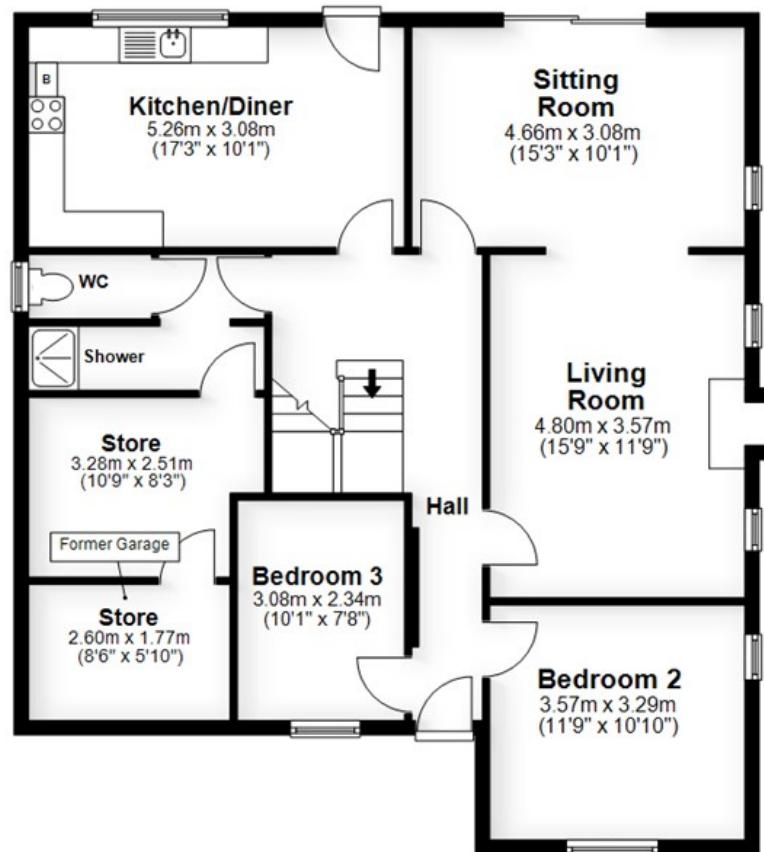
Disclaimer

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.



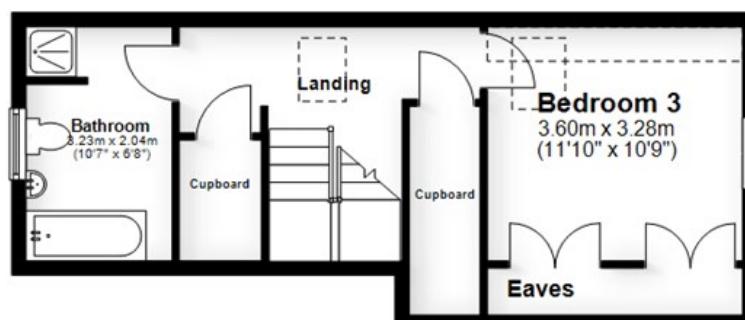
Ground Floor

Approx. 90.1 sq. metres (969.3 sq. feet)



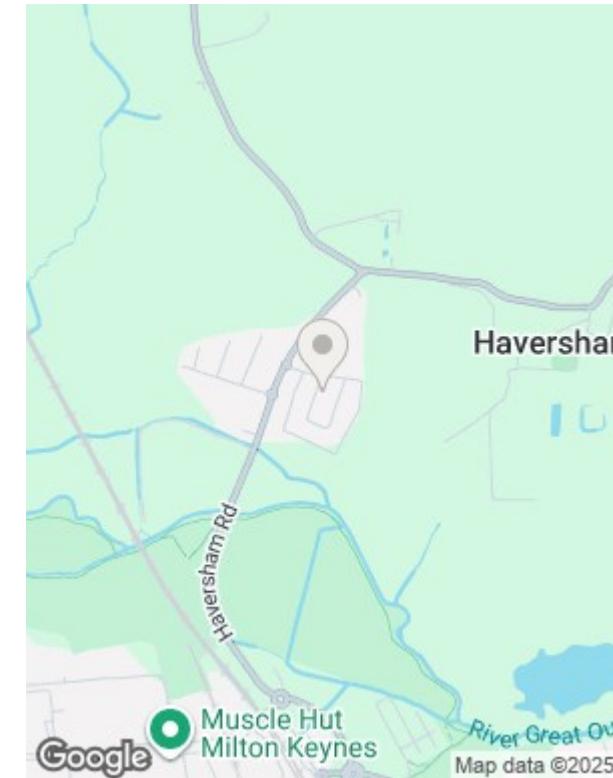
First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 126.5 sq. metres (1361.9 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 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

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

