



Staple Hall Road, Milton Keynes, MK1 1BQ



29 Staple Hall Road
Bletchley
Milton Keynes
Buckinghamshire
MK1 1BQ

£425,000

Carters are delighted to offer to the market this **EXTENDED AND WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY**, resting on a generous plot and situated on a very desirable non estate location in Fenny Stratford. It is positioned close to Fenny Stratford centre with all the amenities it and Bletchley town centre have to offer. It is also just a short walk to Fenny Stratford train station and close to Bletchley train station with a direct route to London Euston.

The accommodation in brief comprises reception hall, lounge, FAMILY ROOM WITH BI FOLD DOOR OVERLOOKING THE REAR GARDEN, DINING ROOM, kitchen with built oven oven, microwave and hob, rear porch, UTILITY ROOM, DOWNSTAIRS CLOAKROOM, first floor landing, bedrooms one and two with fitted wardrobes, bedroom three and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, front garden, MATURE AND WELL MAINTAINED REAR GARDEN MEASURING IN EXCESS OF 80FT and a BRICK BUILT GARAGE to the side with a driveway in front for up to four vehicles. This rarely available SO DEMAND IS EXPECTED TO HIGH. Internal viewing is highly recommended. EPC rating C.

- Non Estate Location
- Prestigious Road
- Extended
- Three Bedroom Semi Detached
- Separate Lounge & Dining Room
- Utility Room & Downstairs Cloakroom
- Family Room
- Rear Garden In Excess Of 80FT
- Internal Viewing Highly Recommended
- EPC Rating C





Reception Hall

Enter via solid wood door with light leaded glazed panel and obscure light leaded side panel into reception hall. Stairs rising to first floor. Replacement glazed doors to lounge and dining room. Doorway kitchen. Radiator. Understairs storage recess with wall mounted boiler. Laminate wood flooring.

Lounge

Wood surround fireplace with marble style hearth and inset coal effect electric fire. Vertical panelled and mirrored radiator. T.V. point. Archway to family room.

Family Room

Replacement UPVC double glazed bi-fold doors onto rear garden. Vertical panelled radiator.

Dining Room

UPVC double glazed window to front aspect. Inset coal effect gas fire.

Kitchen

UPVC double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with roll top works surfaces giving storage. One and a half bowl acrylic sink with drainer and mixer tap over. Built-in oven, microwave and induction hob with extractor hood over. Door to build in larder cupboard. Tiled to splashback areas. Laminate wood flooring. Archway and step down to rear porch.

Rear Porch

Part obscure glazed door to side aspect. Door to utility room. Laminate wood flooring. Inset spotlight.

Utility Room

UPVC double glazed window to rear aspect. Base unit with worksurface over. Plumbing for washing machine. Doorway to doorway cloakroom.

Cloakroom

Patterned UPVC double glazed window to rear aspect. White two piece suite comprising a wash hand basin with vanity unit under and a low-level WC. laminate wood flooring. Inset spotlight to ceiling.

First Floor Landing

UPVC double glazed window to side elevation. High and low level doors to airing cupboard. Access to a fully boarded loft with ladder and lighting. Doors to three bedrooms and a bathroom.

Principle Bedroom

UPVC double glazed window to front elevation. Fitted range of wardrobes with dresser and storage unit over. Radiator. Telephone point.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator. Built-in range of mirror fronted wardrobes.

Bedroom Three

UPVC double glazed window to front elevation. Radiator.

Family Bathroom

Obscure UPVC double glazed window to rear elevation. A modern white three-piece suite comprising of a panelled bath with shower tap over, wash hand basin with vanity units under and a low-level WC. Chrome heated towel rail. Fully tiled walls. Laminate wood flooring.

Exterior

Front

Part resurfaced driveway offering off-road parking for up to four vehicles. Planted area to front. Enclosed by small brick retaining wall.

Rear Garden

Beautifully maintained mature garden measuring in excess of 85ft in length and offering a good degree of privacy to the rear. Comprises a paved patio area with steps down to 2 lawned sections separated with a mature high screening planted divider. Well stocked planted borders. Block paved pathway leading to the partition area of the garden. Outside tap. Two courtesy doors to garage. Wrought iron gate to the side giving access to front. Fully enclosed by timber fencing.

Garage

Brick built garage with workshop area and an up and over door, situated in the rear garden. Power and light. Hardstanding to front.

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. Some items may be available subject to negotiation with the Vendor.

Note To Purchasers

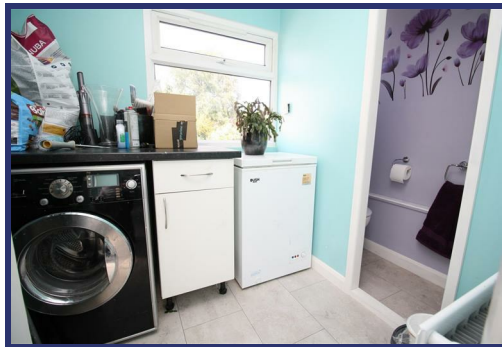
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

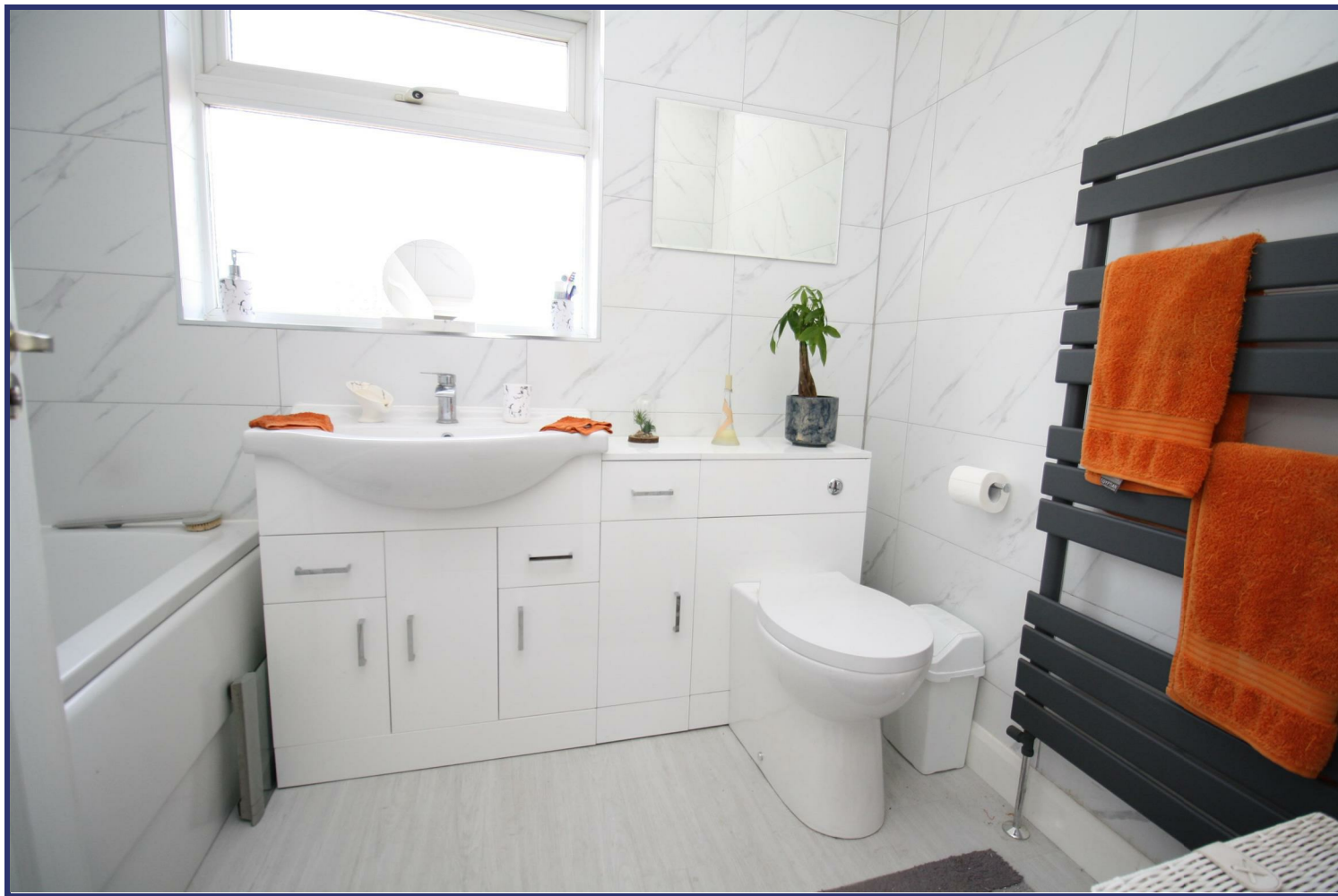
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

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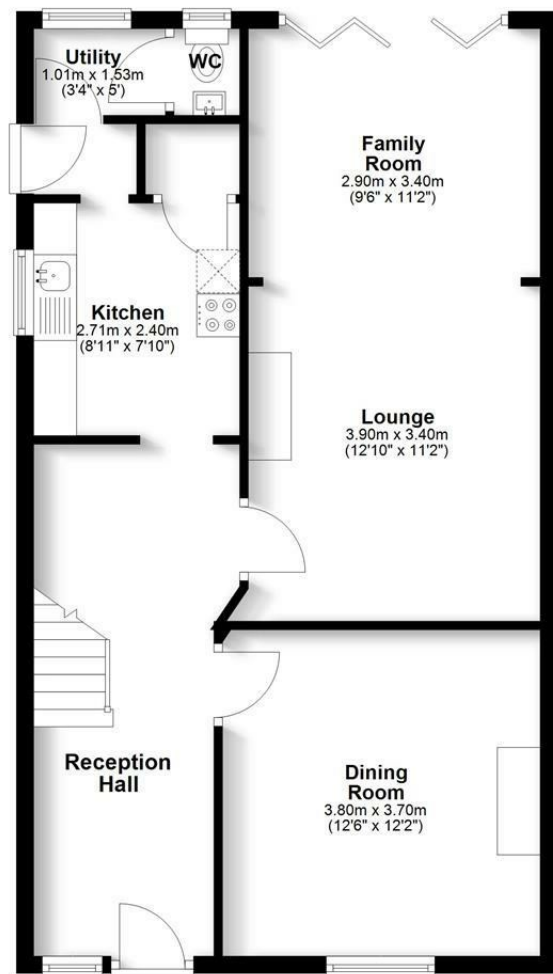






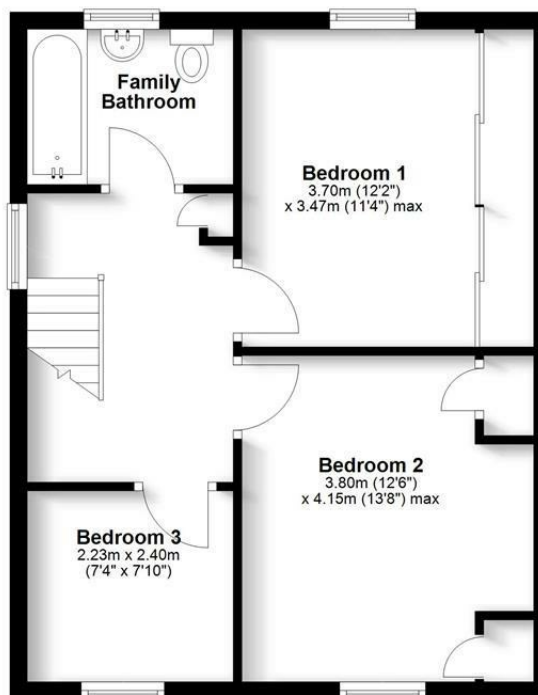
Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)

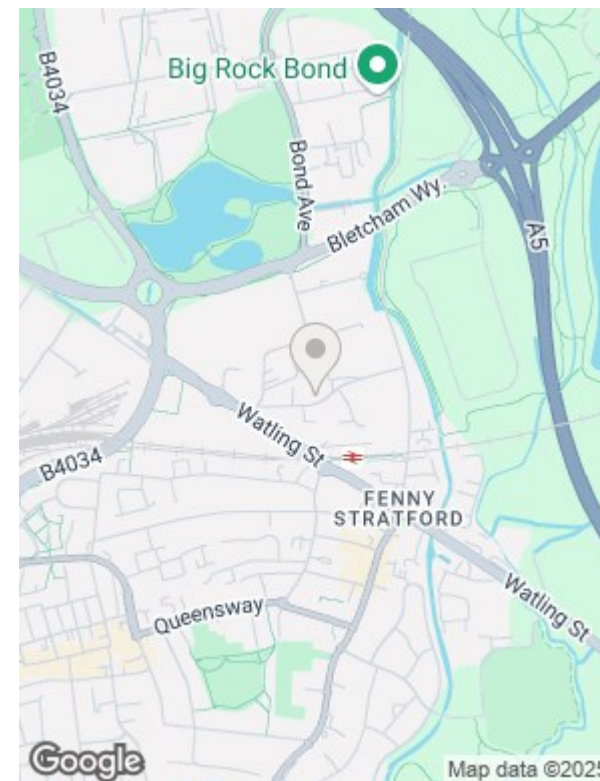


First Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 111.4 sq. metres (1199.4 sq. feet)



Viewing Arrangements

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

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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	

