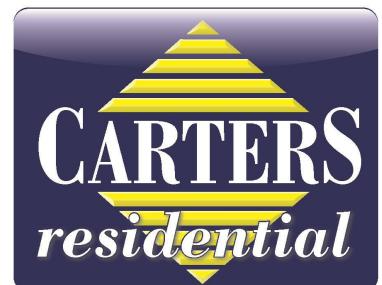




Staple Hall Road, Milton Keynes, MK1 1BQ



**65 Staple Hall Road  
Bletchley  
Milton Keynes  
Buckinghamshire  
MK1 1BQ**

**Offers In Excess Of £400,000**

Carters are delighted to offer to the market this WELL PROPORTIONED THREE BEDROOM DETACHED BUNGALOW, 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 a reception hall, GENEROUS SIZE LOUNGE, dining room, kitchen, lean to, Loft access a window overlooking the rear garden, Three bedrooms all with fitted wardrobes, white three piece family bathroom and a separate w.c. The benefits include UPVC double glazing, gas to radiator central heating, EXTENSIVE GARDENS WITH A REAR GARDEN APPROX 120FT IN LENGTH and a GARAGE situated to the side of the property and a driveway offering off parking for up to three vehicles. This type of bungalow is rare to the market in such a desirable location so internal viewing at your earliest convenience is recommended. THERE IS NO ONWARD CHAIN. EPC rating TBC.

- Three Bedroom
- Detached Bungalow
- Generous Lounge
- Garage & Driveway for Three Vehicles
- Separate Dining Room
- Approx 120ft Garden
- Double Glazing
- Gas to Radiator Central Heating
- Desirable Location
- No Upper Chain





### Entrance Hall

Doors to all rooms. Loft access which is part boarded and has a UPVC double glazed window to rear elevation. Radiator. Built in storage cupboard.

### Lounge

Dual aspect with UPVC double glazed window front and side aspect. Stone built fireplace with coal effect gas fire. Carpet flooring. Radiator. TV point. Double wooden/glazed double doors to dining area.

### Dining room

UPVC double glazed window to front aspect. Carpet flooring, Single wooden door leading to kitchen. Door to built in airing cupboard.

### Kitchen

UPVC double glazed windows to side aspect. Fitted kitchen comprising of a range of wall and base units. One and a half bowl stainless steel sink with drainer and mixer tap over. Built in double oven and halogen hob with extractor hood over. Space for fridge and freezer. Plumbing for washing machine. Radiator. Tiled to splash back areas. Glass display units. Side door leading to lean to. Carpet flooring.

### Lean To

Of timber and glazed construction. Two glazed doors to the rear and side.

### Principle Bedroom

UPVC double glazed bay window to rear aspect. Radiator. Carpet flooring. Fitted range of bedroom furniture to include wardrobes, dresser and wall units.

### Second Bedroom

UPVC double glazed bay window to rear aspect. Radiator. Carpet flooring. Fitted range of bedroom furniture to include wardrobes, dresser and wall units.

### Third Bedroom

UPVC double glazed bay window to side aspect. Radiator. Carpet flooring. Fitted wardrobes and storage units.

### Family Bathroom

Obscure UPVC double glazed window side aspect. White three piece comprising panelled bath with Victorian style fittings, fully tiled shower cubicle. and a wash hand basin with vanity unit under. Mainly tiled walls. Shaver point.

### W.C.

Obscure UPVC double glazed window to side aspect. Low level w.c.

### Exterior

Front- Mainly laid to lawn with planted borders. Driveway and car port to side in front of garage offering off road parking for three vehicles. Enclosed by small brick retaining wall and two wrought iron gates.

Rear Garden- Generous size garden measuring approximately 120ft in length and offering a good degree of privacy to the rear. Comprises two paved patio areas. Remainder is mainly laid to lawn with planted borders. Pathway leading to foot of garden, path and side access to the lean-to and bin storage area, Raised planted area with a water feature. Gated access leading to front. Fully enclosed by timber fencing. Sheds, one at the top of rear garden, one at the bottom and a greenhouse.

### Garage

Single garage with up and over door. Power and light.

### Property Information

Tenure: Freehold  
Local Authority: Milton Keynes Council.  
Council Tax Band: E.

### Notes To Purchaser

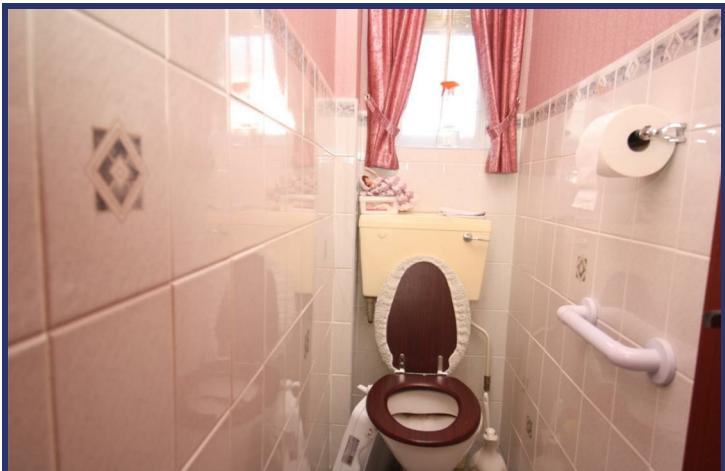
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

### 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.

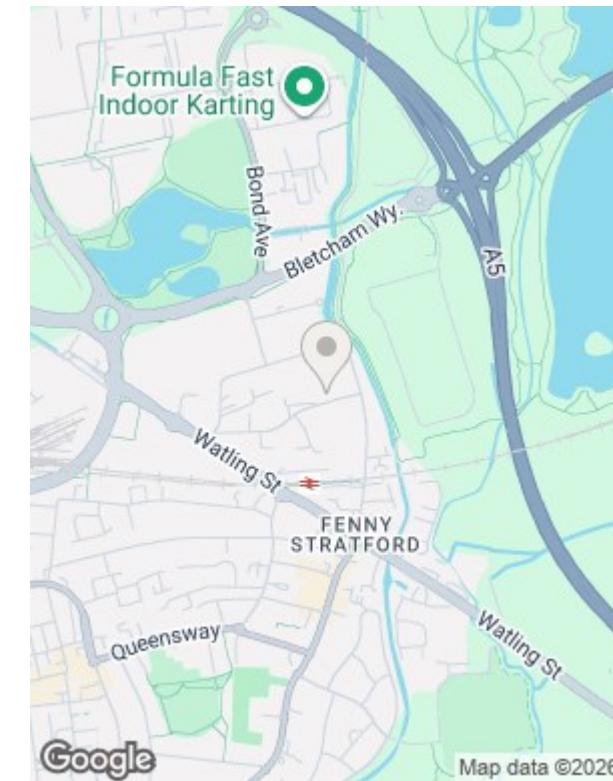
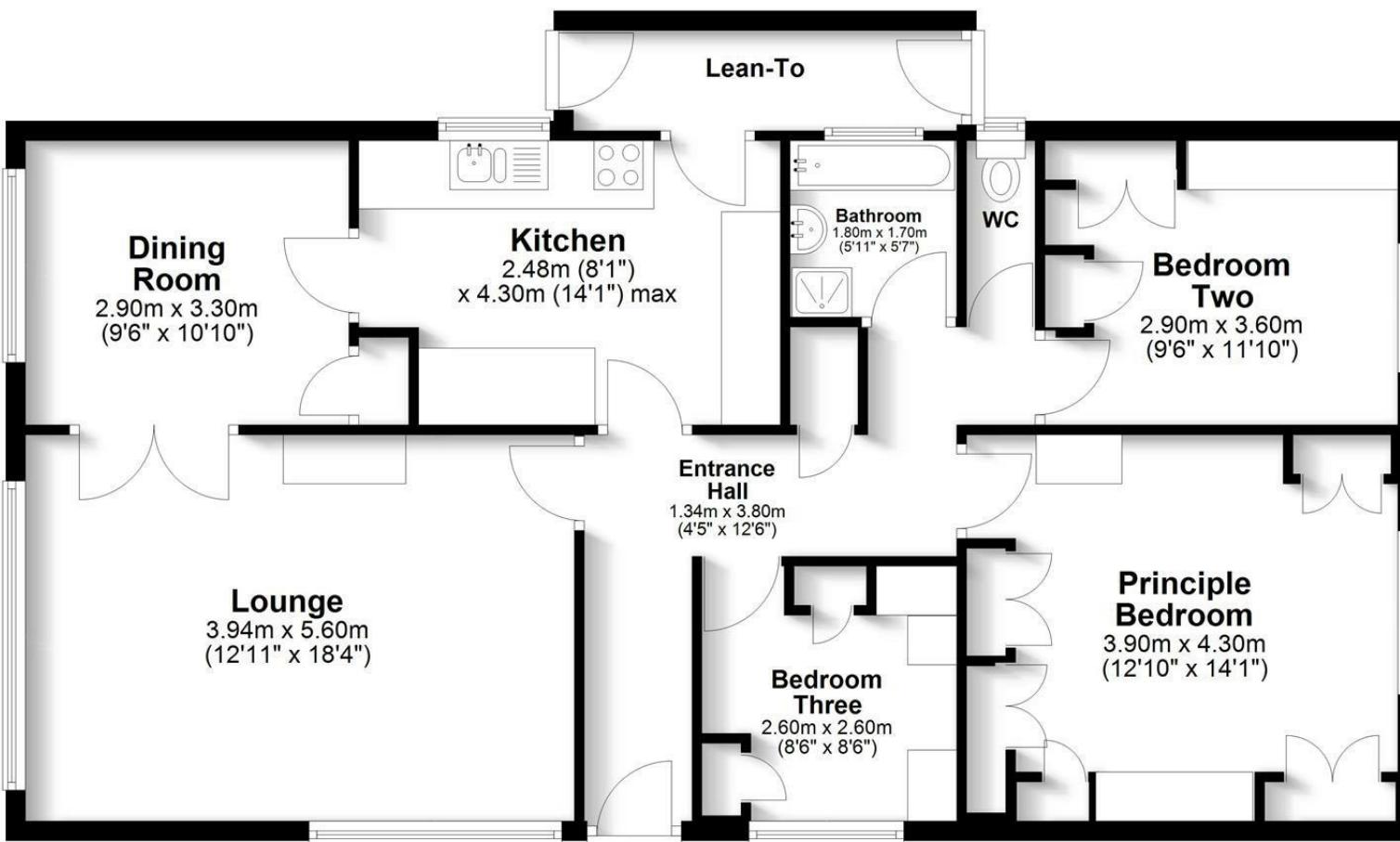






## Ground Floor

Approx. 101.1 sq. metres (1088.0 sq. feet)



### Viewing Arrangements

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

01908 646699

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carters.co.uk

194 Queensway, Bletchley, MK2 2ST

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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		53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

