Blenheim Mews, Stony Stratford, MK11 1FL

CARTERS residential

7 Blenheim Mews
Stony Stratford
Buckinghamshire
MK11 1FL

£425,000

A deceptively large, modern, house in a terrace of just three, on a small and exclusive development in one of the most sought after locations in the town.

The property has extensive accommodation, around 1,282ft.² in size, comprising a hall, cloakroom, lounge/dining room, and a fully fitted kitchen/dining room. On the first floor there are 3 double bedroom, of proportions more commonly associated with Victorian homes! The master bedroom has an ensuite shower room, plus a family bathroom. The property has front and rear gardens and two parking spaces.

Blenheim Mews is a modern cul-de-sac development built by a local developer in around 2010, comprising just 8 houses situated off the leafy Blenheim Avenue, within walking distance of the town centre which has an array of independent shops, cafes, pubs and restaurants as well as, riverside walks and Stony nature reserve.

- Deceptively Large House
- Accommodation of Around 1,282 ft.²
- 3 Double Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- Large Living Room (24' x 16'7")
- Large Kitchen/ Dining Room
- Front & Rear Gardens
- Parking for 2 Cars
- Small Exclusive Development

Ground Floor

A front door opens to a spacious entrance hall which has stairs to the first floor, and doors to all rooms. Oak flooring which runs thought out the ground floor.

The cloakroom has a white suite comprising WC and wash basin.

A deceptivley large lounge/ dining room of 24' x 16'7" has plenty for living room and dining furniture, with a bay to rear with French doors and glazed side panels opening to the rear garden. Oak flooring, and open doorway to the kitchen/dining room.

The kitchen/ dining room has an extensive range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated appliances include a range cooker with five ring gas hob, fridge/freezer and dishwasher. Plenty of space for dining table. Window to the front.
Oak flooring, and a return door to the entrance hall.

First Floor

A spacious landing has a large airing cupboard housing the hot water cylinder and the gas central heating boiler. Access to the loft and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front. It has an ensuite shower room with a modern suite comprising WC, wash basin set in a vanity unit, double sized shower cubicle and tiled floor and walls.

Bedroom 2 is a double bedroom located to the rear overlooking the rear garden.

Bedroom 3 is a double bedroom located to the rear with a built-in double wardrobe.

The family bathroom has a white suite comprising a shower bath with glass screen and mixer tap shower over, wall mounted wash basin and WC. Tiled floor and part tiled walls. Window to the front.

Outside

Small front garden pathway to the door and laid with bark chips.

The rear garden has some lawns, beds and borders and is enclosed by fencing with rear gated access to a service road (off Coronation Road). Garden shed.

Parking

Two parking spaces to the front of the property.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: D

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.

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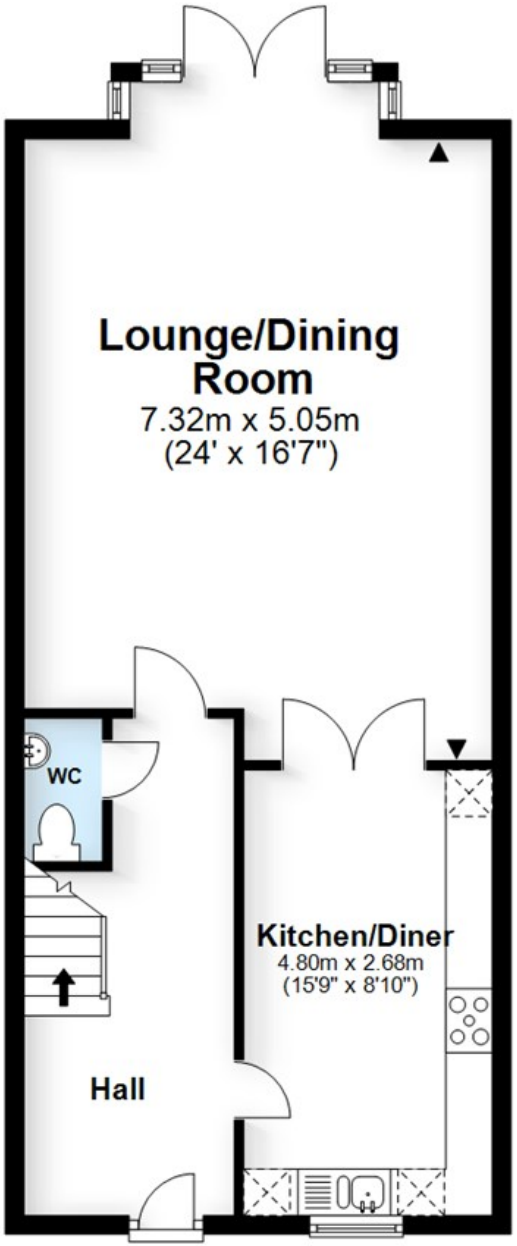
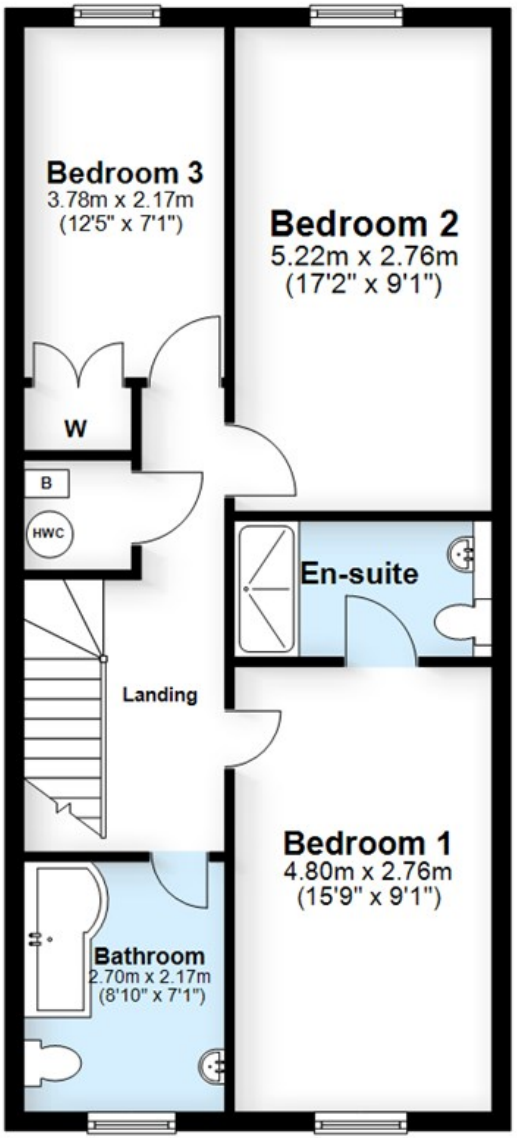
Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



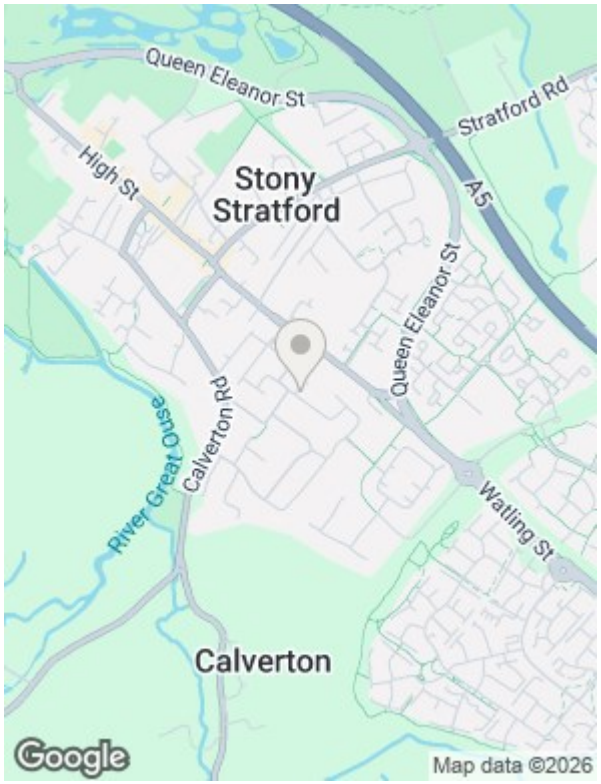
First Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



Total area: approx. 119.1 sq. metres (1281.6 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

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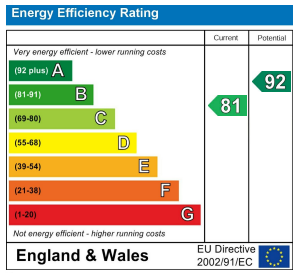
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