



Milford Avenue, Stony Stratford, MK11 1EZ



99 Milford Avenue
Stony Stratford
Buckinghamshire
MK11 1EZ

£425,000

A rare opportunity to purchase a large extended semi detached bungalow occupying a corner plot in a popular location with beautiful gardens backing onto countryside.

The bungalow has accommodation on a single level comprising a porch, hall, extended lounge/dining room, kitchen/breakfast room, 2 double bedrooms – the large master bedroom with an ensuite shower room, and in addition a second shower room.

The property occupies a corner plot with gardens to the front, side and rear to include extensive parking – some behind a gate, and neat landscaped gardens which back onto countryside.

A rare opportunity not to be missed - offered for sale chain free.

- Large Extended Semi-detached Bungalow
- 2 Large Bedrooms
- 2 Shower Rooms (One ensuite)
- Extended Lounge/Dining Room
- Modern Fitted Kitchen/Breakfast Room
- Corner Plot to Front, Side & Rear
- Backing Onto Countryside
- Beautifully Landscaped Gardens
- Garage & Parking for Several Vehicles
- Chain Free Sale





Accommodation

The front door opens into an extended porch with a bay window and a door to the hallway which has an airing cupboard, access to the loft and doors to all rooms.

A large and extended lounge/dining room has a skylight window and glazed French doors with glazed side panels overlooking the beautiful gardens, backing onto countryside. Feature fireplace. Plenty of space for both living room furniture and a dining table.

The spacious kitchen/breakfast room has a range of units to floor and wall levels with wooden work tops, and integrated appliances to include a gas hob, extractor hood, oven, fridge/freezer, dishwasher and washing machine. There is an island with breakfast bar. Windows and door to the side.

Bedroom 1 has been extended to the rear to provide a large master bedroom complete with fitted bedroom furniture to include wardrobes, cupboards, drawers, dressing table and bedside cabinets. Window overlooking the lovely rear garden with countryside beyond.

An en-suite shower room has a suite comprising WC, wash basin with vanity unit and a double sized shower cubicle. Tiled floor and walls and a window to the side.

Bedroom 2 is a double bedroom located to the front with an extensive range of fitted bedroom furniture to include wardrobes, drawers, cupboards and bedside cabinets. Window to the front looking into the porch.

A shower room has a modern white suite comprising WC and wash basin built into a vanity unit, and a double sized walk-in shower cubicle fitted with a seat. Window to the front. Tiled walls.

Gardens & Parking

The property occupies a good size corner plot on the edge of the development, adjacent to countryside. The front garden has a large block paved driveway with wrought iron gates leading to a further block paved driveway to the side of the property – in all offering parking for 5+ cars.

Beautifully landscaped, south facing rear garden comprising patio, neat lawns, well stocked beds and borders, and a utility area with greenhouse, shed and storage space. The gardens are enclosed by fencing to the sides and a hedge to the rear, backing onto countryside.

Garage

Single garage of pre-fabricated concrete construction.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

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 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.



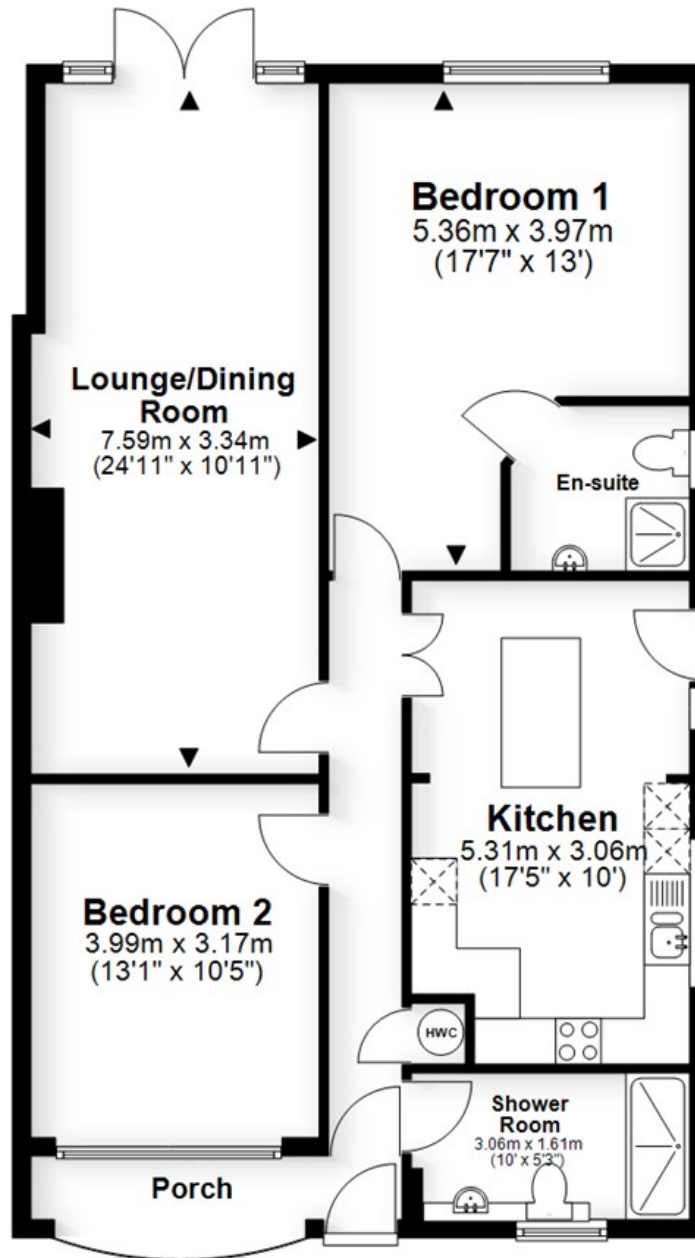




Garage
Approx. 0.0 sq. metres (0.0 sq. feet)

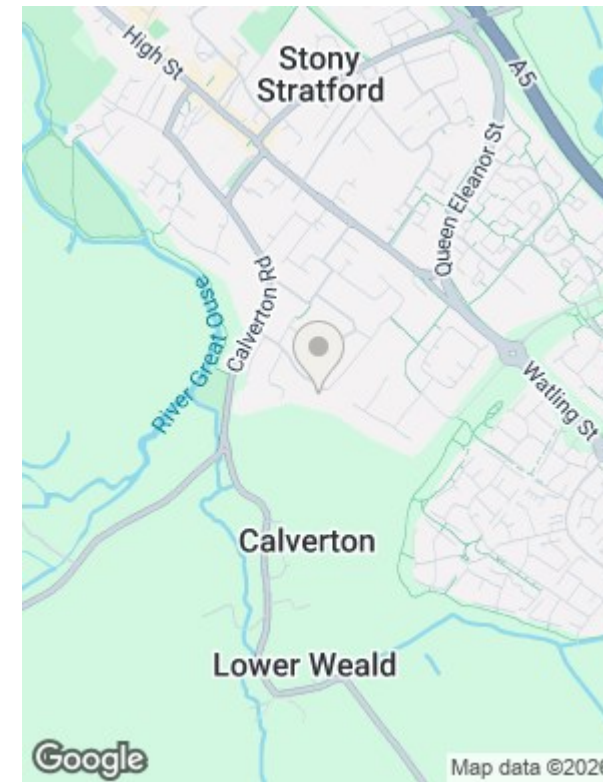


Ground Floor
Approx. 91.8 sq. metres (987.6 sq. feet)



Total area: approx. 91.8 sq. metres (987.6 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

- 01908 561010
- stony@carters.co.uk
- 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	

