





**Offers in Excess of
£425,000**

Positioned in the sought after village location of Stoke Hammond is this extended and much improved three bedroom semi detached. The property boasts an extension to rear offering a kitchen/diner, lounge with a character feature fireplace, under floor heating in the entrance hall and family bathroom. Further benefits include off road parking, conservatory, private rear garden and being sold with no upper chain.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs to first floor, tiled floor, doors to bathroom and lounge.

BATHROOM

Frosted double glazed window to side aspect. Two vertical radiators, low level w.c, vanity wash hand basin, shower cubicle and spa bath with shower over, door to storage, tiled wall and floor.

LOUNGE AREA

Double glazed window to front aspect. Radiator, multi fuel stove, open to kitchen/diner.

KITCHEN

Double glazed window to rear aspect, double glazed double doors to conservatory. Storage cupboard, range of wall mounted and floor standing units with roll edge work surface over, composite sink with mixer tap, space for cooker with extractor fan over, space for dishwasher, washing machine and fridge/freezer, open to lounge, part tiled walls.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed double doors to garden, radiator.

LANDING

Double glazed window to rear aspect. Radiator, doors to bedrooms.

BEDROOM ONE

Double glazed window to front aspect. Radiator, two fitted wardrobes.

BEDROOM TWO

Double glazed windows to front and rear aspects. Radiator, fitted wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, fitted wardrobes, access to loft space.

OUTSIDE

FRONT GARDEN & PARKING

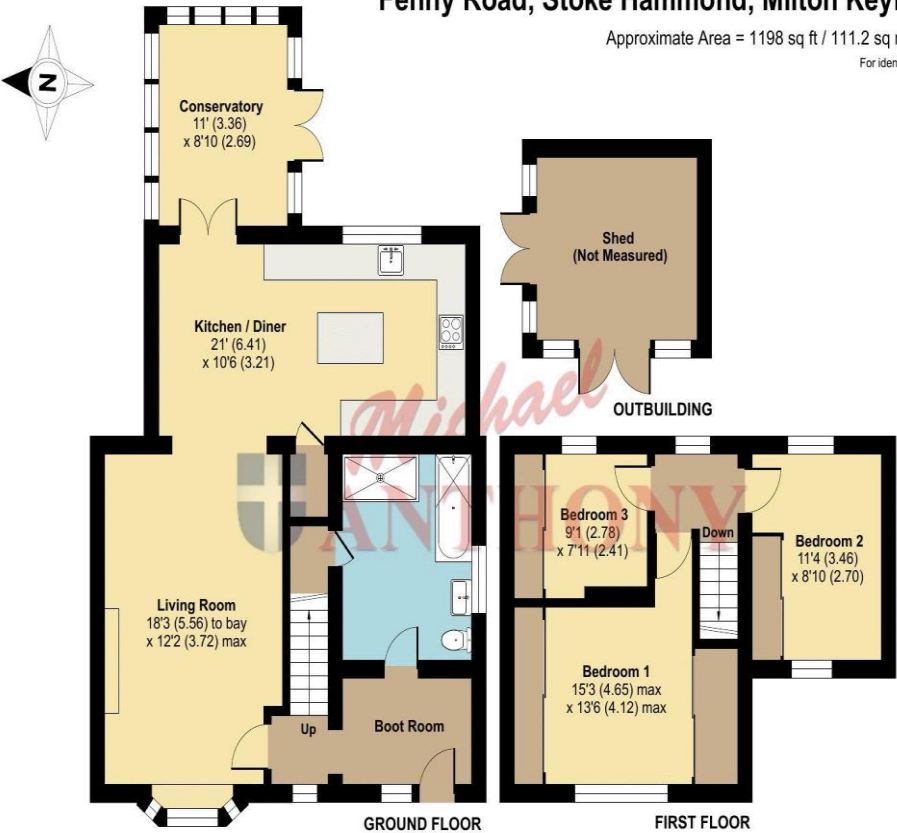
Block paved driveway, off road parking for two cars.

REAR GARDEN

Mainly laid to lawn with flower and shrub borders, shed to remain, side gated access to front.

Fenny Road, Stoke Hammond, Milton Keynes, MK17

Approximate Area = 1198 sq ft / 111.2 sq m (excludes shed)
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	52 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents