



Rowan Drive, Haversham, MK19 7AH



8 Rowan Drive  
Haversham  
Milton Keynes  
MK19 7AH

**Offers Over £400,000**

**A deceptively large, extended, 3 bedroom semi detached house with a fabulous open plan living arrangement, in a popular village cul-de-sac.**

The property has, in recent years, been extended and had many improvements carried out by the current owners making for the fabulous home on offer today. It has accommodation comprising a porch, hall, large living/dining room with fireplace and a large open plan kitchen/dining room with fitted appliances and bifold doors. In addition there is a ground floor shower room. On the first floor there are 3 good size bedrooms and a modern bathroom. The property has parking for three cars plus a garage, an enclosed rear garden.

It is located in a small village cul-de-sac with a popular village school nearby, and within comfortable walking distance of Wolverton railway station and an extensive array of shops, cafés, restaurants and pubs.

In all, a fabulous home not to be missed, and early viewing is recommended.

- Extended Semi Detached House
- Open Plan Living with Large Rear Extension
- Large Living/Dining Room with Fireplace
- Large Kitchen/ Dining Room
- Ground Floor Shower Room
- First Floor Bathroom
- Garage + Parking for 3 Cars
- Enclosed Rear Garden
- Walk to Nearby School





#### Ground Floor

A porch opens to the entrance hall which has a wood block floor, stairs to the first floor and wooden panel doors to the living room and kitchen area.

A large living room/dining room has a wood-burning stove, large window to the front, return door to the utility area and plenty of space for sofas chairs, tables et cetera. It is open to the kitchen/dining area.

The heart of this home is a large open plan kitchen/dining/ family room. The kitchen area has an extensive range of units to floor and wall levels with with a combination of quartz and wooden worktops to include a breakfast bar with an under-mounted one and a half bowl sink unit, 5 ring gas hob, extractor hood, two ovens – one with a steam facility the other combination microwave, integrated fridge/ freezer, and dishwasher. The dining area has triple bi-fold doors opening to the garden. This is a light and airy room with a high part vaulted ceiling and two skylight windows. A further utility area just off the kitchen has a range of larder cupboards and a drinks preparation area. Under stairs cupboard. Under floor heating.

A ground floor shower room has a walk-in wet room style shower, vanity unit with deck mounted basin, WC, window to the side, high vaulted ceiling with skylight window and under floor heating. Door to the garage.

#### First Floor

The landing has a window to the side, access to the loft and wooden panel doors to all rooms.

Bedroom 1 is a large double bedroom located to the rear.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a good size single bedroom with a fitted cupboard, and window to the front.

A spacious bathroom has a shower bath with glass screen and shower over, vanity unit with deck mounted wash basin and WC. Tiled walls and window to the rear.

#### Outside

Front gardens later laid with block paving providing parking for 3 cars. Side gated access to the rear garden.

The enclosed rear garden has a pave patio, pathway, lawns and enclosed by fencing.

#### Garage

The garage has access via double swing doors, with a site pedestrian door, window, hot water cylinder & gas central heating boiler. Plumbing and space for a washing machine machine and tumble dryer. Access door from the shower room.

#### Heating

The property has gas to radiator central heating and underfloor heating (off the main boiler) to the kitchen/ dining room and shower room.

Wood burning stove in the living room.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

#### Location - Haversham

Haversham Village is located just to the Northern edge of Milton Keynes - close enough to offer easy and quick access to the whole on of Milton Keynes, yet far enough out to offer a rural feel! The village is split in to two parts - separate by just under half a mile. The "newer" part of the village comprises housing built mainly between the 1930's to the 1960's and has the popular village junior school. Half a mile away is the "old village" which dates back centuries, with mainly stone built houses. It has a dominant village church, a local traditional village pub, and a sailing lake and club. Both parts of Haversham have access to excellent walks, some of which follow the river Ouse, the Grand Union Canal, and around many lakes.

#### 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.

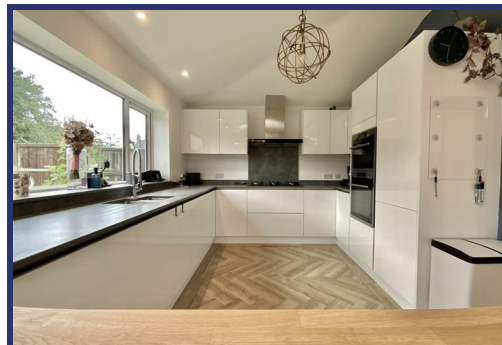
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

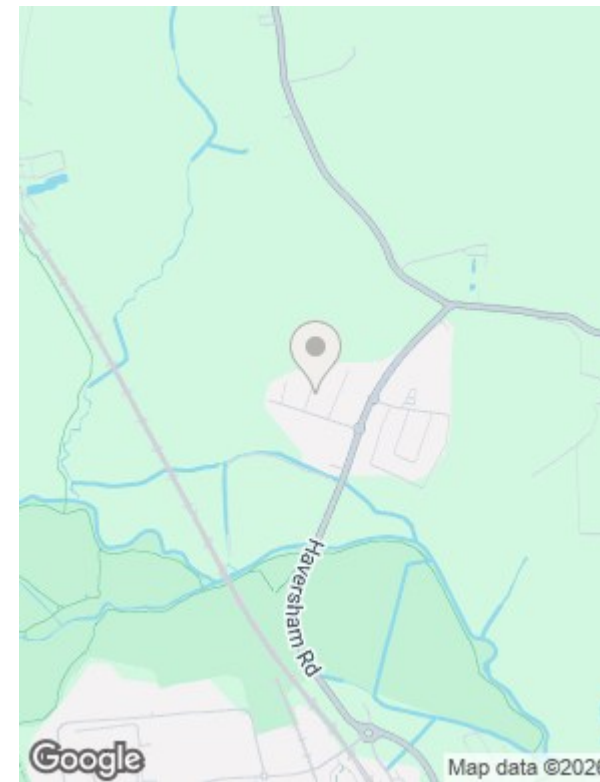
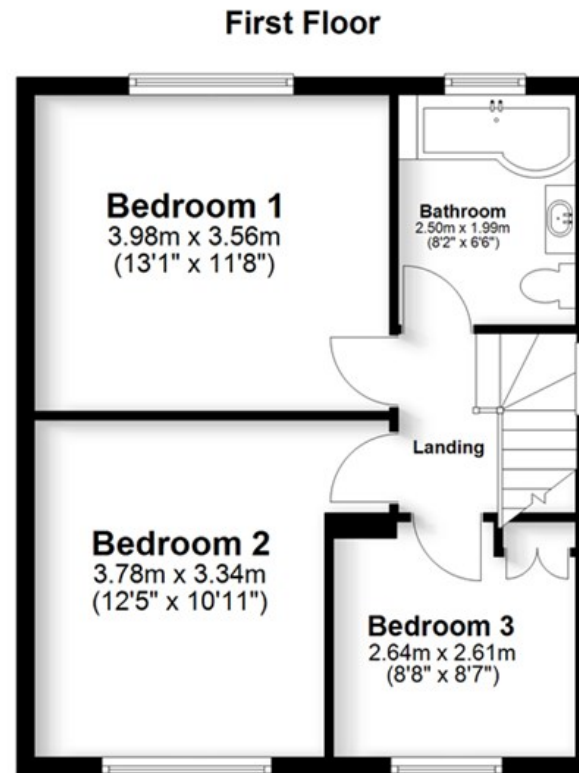
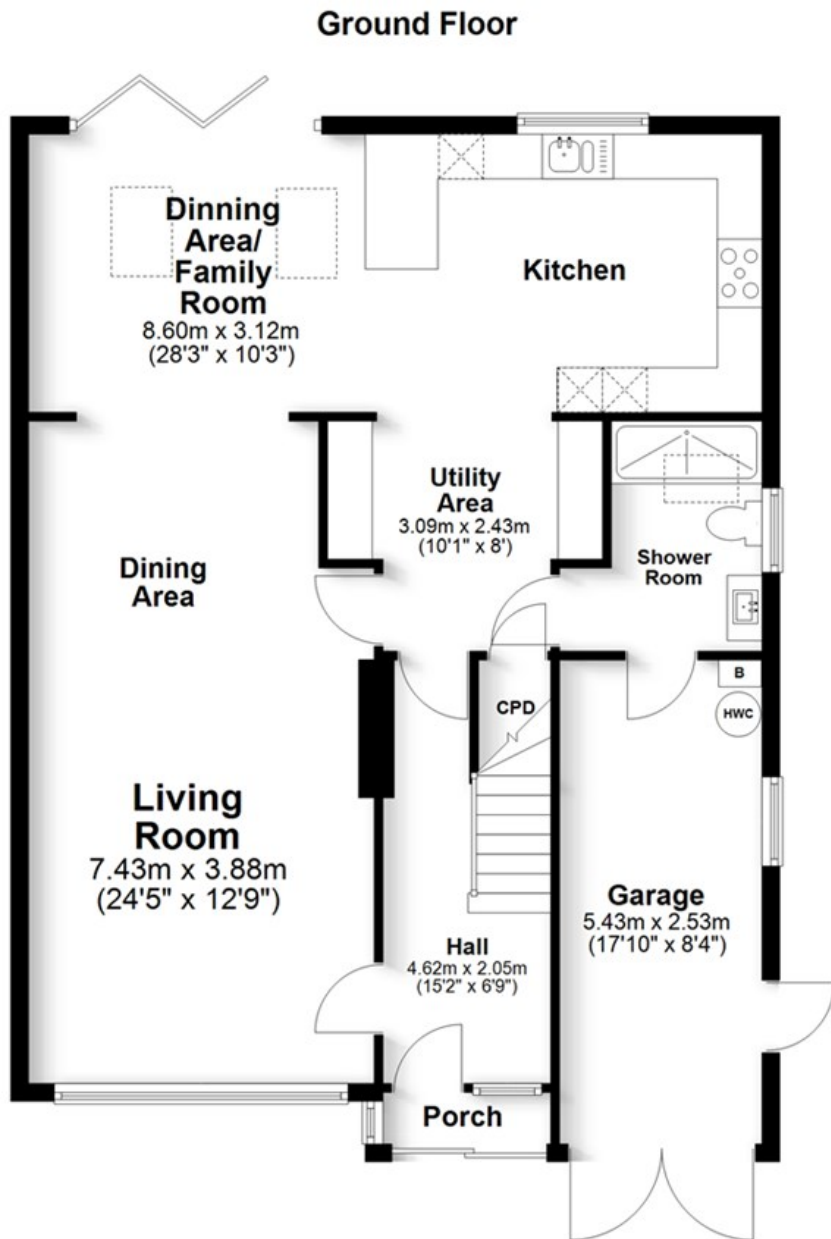
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.

Carters can  
arrange for you to  
view this property  
7 days a week









#### 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		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

