



**Connells**

Victoria Street  
Wolverton Milton Keynes

# Victoria Street Wolverton Milton Keynes MK12 5HQ

for sale offers in excess of  
**£400,000**



## Property Description

An immaculately presented, tastefully converted and spacious three bedroom bay fronted family home situated within the town of Wolverton, which has excellent rail links to London. The property has a sitting room with a fireplace, which extends to a dining room and a generous kitchen/family room which has been refitted with a contemporary kitchen. There is a utility room and a downstairs cloakroom. On the first floor the master bedroom and there are two further bedrooms and a family bathroom. Outside there are gardens to front and rear with off street parking.

## Entrance Hallway

Period radiator. Tiled floor.

## Living Room

Double glazed bay window to front aspect. Stripped floorboards. Open fireplace. Period radiator. Open to diner.

## Dining Room

Stripped floorboards. Period radiator. Double glazed UPVC door to rear aspect.

## Kitchen

18' 2" x 8' 2" ( 5.54m x 2.49m )  
Fitted kitchen with base units and complimentary wood worktop over. Ceramic butler sink. Tiling to splash back areas. Built

in Extractor fan and space for appliances. Double glazed window to side aspect with built in shutters. Tiled flooring extending into wood floor boards. Door to utility.

## Utility

5' 7" x 4' 9" ( 1.70m x 1.45m )  
Space for washing machine and tumble drier. Wall and base units with stainless steal sink and drainer. Tiled floor. Separate WC. Double glazed door to rear aspect.

## First Floor Landing

Doors to accommodation.

## Bedroom 1

14' 8" x 12' ( 4.47m x 3.66m )  
Two double glazed windows to front aspect with wooden shutters. Radiator. Carpet flooring. Built in Wardrobe space and original fireplace.

## Bedroom 2

13' 1" x 8' 9" ( 3.99m x 2.67m )  
Double glazed window to rear aspect. Radiator. Wood laminate flooring

## Bedroom 3

13' 1" x 8' 9" ( 3.99m x 2.67m )  
Double glazed window to front aspect. Radiator. Wood laminate flooring

## Bathroom

Suite comprising panel bath with shower over. Low level w.c., pedestal wash hand basin. Extractor fan. Tiled flooring. Part tiling to walls. Double glazed obscure window to side aspect.

## Bathroom

Suite comprising panel bath with shower over. Low level w.c., pedestal wash hand basin. Extractor fan. Tiled flooring. Part tiling to walls. Double glazed obscure window to side aspect.

## Outside

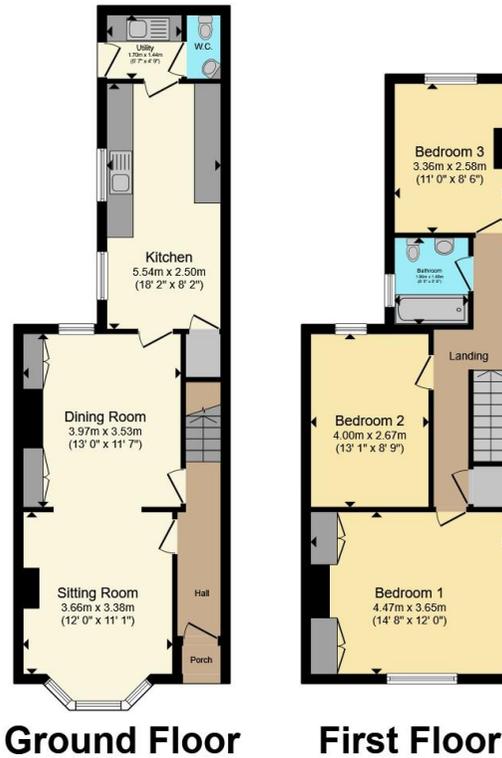
## Rear Garden

Mainly laid to patio. Rear access gate.









Total floor area 102.4 m<sup>2</sup> (1,102 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: D

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Tenure: Freehold



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