



Claremont Avenue, Stony Stratford, MK11 1HF



30 Claremont Avenue  
Stony Stratford  
Buckinghamshire  
MK11 1HF

£395,000

**A well presented 2 bedroom semi detached bungalow with conservatory, garage and gardens in a popular location.**

The bungalow has accommodation on a single level with accommodation comprising an entrance hall, living room, conservatory, fitted kitchen with appliances, 2 double bedrooms and a shower room. Outside the bungalow has front and rear gardens, a driveway providing off-road parking, garage and a large shed/workshop.

Located within comfortable walking distance to the High Street and some lovely riverside walks - an opportunity not to be missed.

- Semi Detached Bungalow
- 2 Double Bedrooms
- Conservatory Extension
- Shower Room
- Lovely South/ West Facing Gardens
- Driveway & Garage
- Gas to Radiator Heating
- Popular Location





### Living Accommodation

The front door opens to an entrance hall which has a cupboard housing the gas central heating boiler and doors to all rooms.

A living room has a feature fireplace and French doors opening to the conservatory.

The conservatory is of brick and UPVC double glazed construction with a polycarbonate roof and French doors opening to the garden.

The kitchen has a range of units to floor and wall levels with worktops and sink unit. Integrated to appliances include an electric hob, electric oven, fridge/freezer, dishwasher and washing machine. Window and door to the rear.

### Bedrooms & Shower Room

Bedroom 1 double bedroom located to the front with a fitted cupboard.

Bedroom 2 is a double bedroom with the window to the side and access to the loft.

The shower room has a white suite comprising WC, wash basin and shower cubicle. Window to the front.

### Outside

The front garden is laid with stones and planted beds and a block paved driveway provides off-road parking at the front and to the side of the property with double gates leading to further driveway, garage and rear garden.

The attractively landscape rear garden has timber deck areas, a paved pathway, neat lawns and stocked beds and borders. Garden shed with power and light.

### Garage

Single garage of concrete pre-fabricated construction with power and light. Up and over door.

### 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.

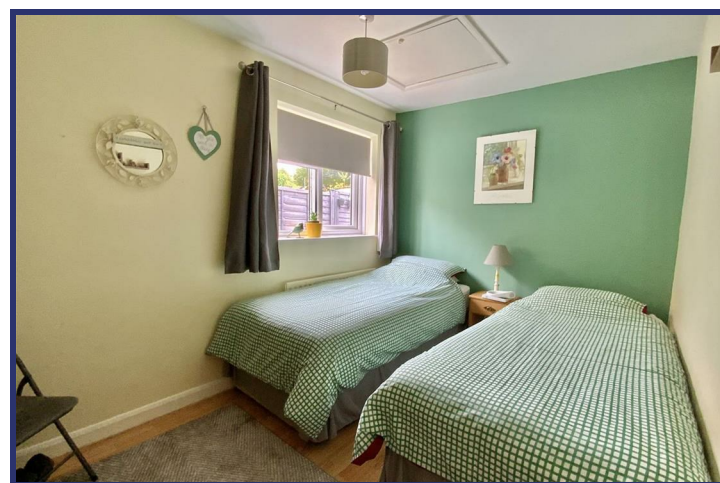
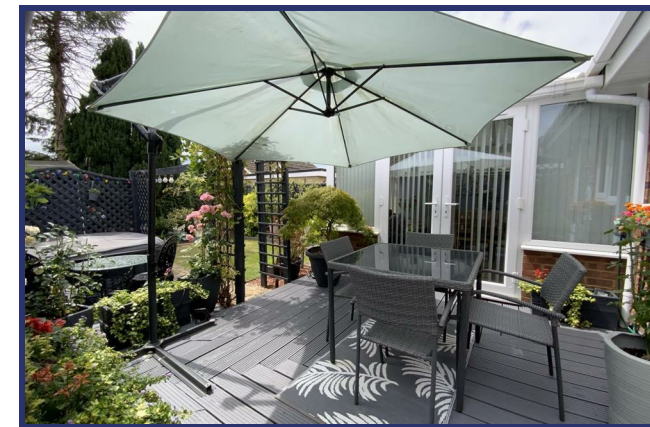
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

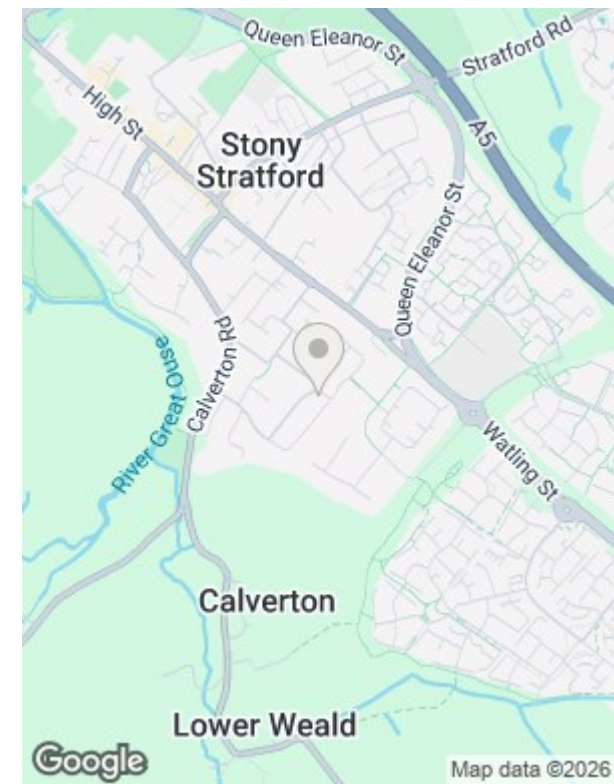
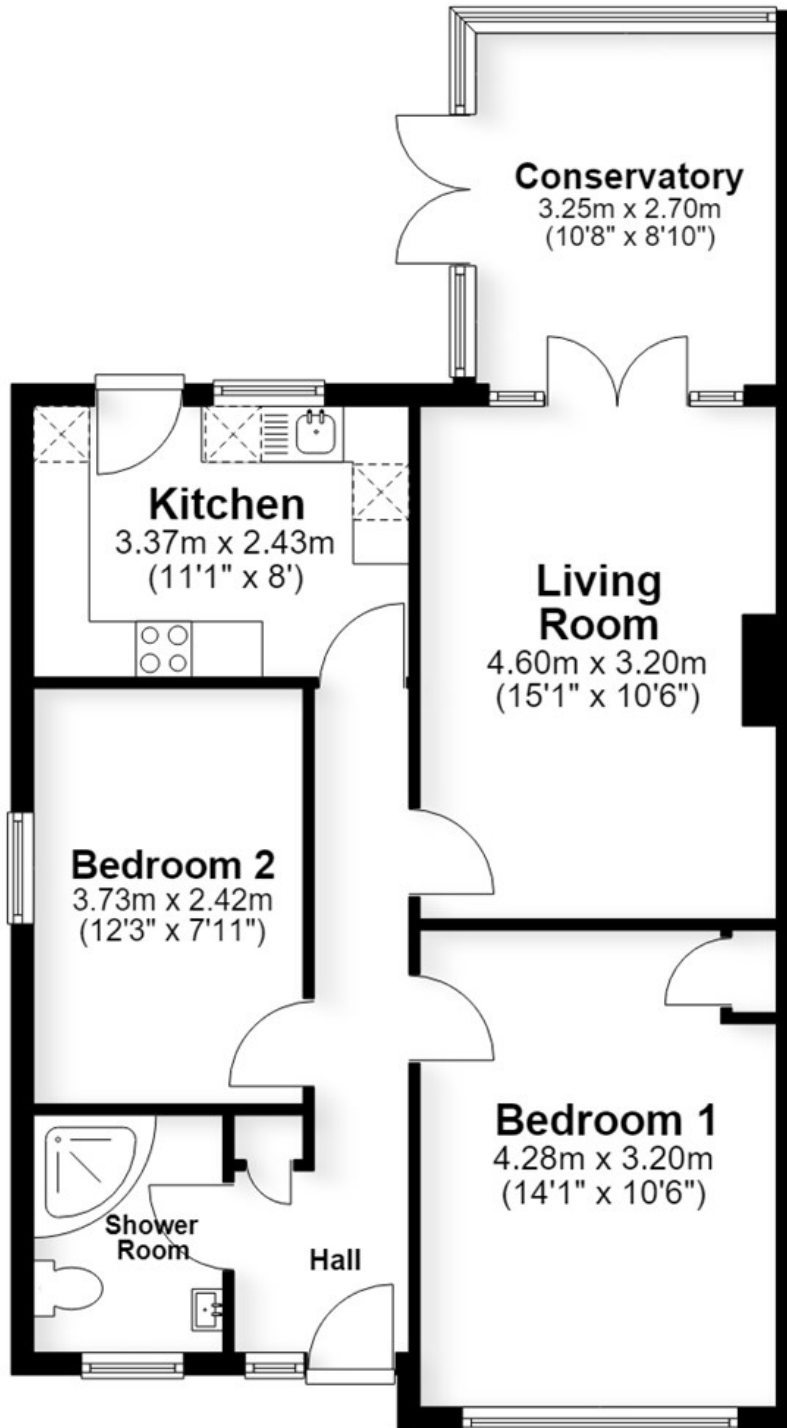
### Disclaimer

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.





## Ground Floor



### 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		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

