



Connells

Malletts Close
Stony Stratford MILTON KEYNES

Malletts Close Stony Stratford MILTON KEYNES MK11 1DG

for sale offers in excess of
£300,000



Property Description

Situated in the highly sought-after market town of Stony Stratford, this well-presented three-bedroom family home offers bright and spacious accommodation throughout, making it an excellent choice for first-time buyers, growing families or investors.

The ground floor features a generous open-plan kitchen, living and dining room, creating a fantastic space for both relaxing and entertaining. The modern fitted kitchen is well-equipped with a range of wall and base units, ample worktop space and views over the rear garden. A welcoming entrance hall completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom currently used as a home office. The contemporary family bathroom is finished to a modern standard and serves all bedrooms.

Outside, the property benefits from both front and rear gardens. The enclosed rear garden is mainly laid to lawn with a patio seating area, providing an ideal space for outdoor dining, entertaining or enjoying the warmer months.

Conveniently located close to Stony Stratford's bustling High Street, highly regarded schools, local amenities and excellent transport links, this property is ready to move straight into and would make a wonderful home.



Entrance Hall

A welcoming entrance hall providing access to the ground floor accommodation with stairs rising to the first floor.

Living / Dining Room

A bright and spacious open-plan reception room offering ample space for both living and dining furniture. Rear door providing direct access to the rear garden, creating a fantastic space for everyday family life and entertaining.

Kitchen

Modern fitted kitchen comprising a range of wall and base units with generous worktop space, inset sink, space for appliances and views over the rear garden.

Landing

Providing access to all first-floor rooms.

Bedroom One

A spacious double bedroom with storage space and a large front-facing window allowing plenty of natural light.

Bedroom Two

A well-proportioned double bedroom overlooking the rear garden with fitted wardrobe space.

Bedroom Three

A versatile third bedroom currently arranged as a home office, ideal as a child's bedroom, nursery or study.

Family Bathroom

A modern family bathroom fitted with a panelled bath and shower over, wash hand basin and WC.

Rear Garden

An enclosed rear garden mainly laid to lawn with a patio seating area, providing an excellent outdoor space for relaxing and entertaining.

Front Garden

A neatly maintained front garden with pathway leading to the property entrance, enhancing the property's kerb appeal.

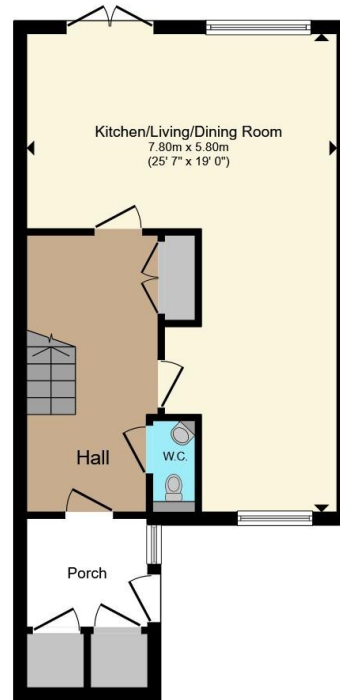
Agents Note

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

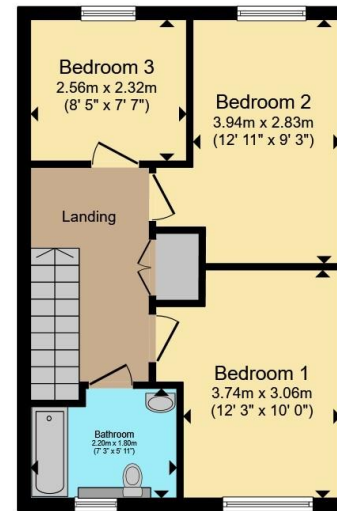








Ground Floor



First Floor

Total floor area 81.5 m² (878 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



To view this property please contact Connells on

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82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307772



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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