



Magdalen Close, Milton Keynes, MK11 1PW



37 Magdalen Close
Stony Stratford
Milton Keynes
MK11 1PW

£300,000

A three story 3 bedroom townhouse in a rarely available and sought after location on the edge of town, with open view's front & rear and just a few minutes walk to the High Street.

The property has accommodation set on three floors comprising an entrance hall, cloakroom and kitchen/dining room. On the first floor a living room with a balcony overlooking the rear garden and with open views, a double bedroom and the bathroom. On the second floor there are two further double bedrooms with open views. The house has lots of storage space with large cupboards on the landing of each floor, as well as in the carport.

Outside the property has a completely covered carport offering undercover parking – ideal for inclement weather, and a fully enclosed rear garden.

It is located just a few minutes walk from the High Street, on the edge of town fronting parkland, beyond which is Stony Stratford cricket club and tennis club, it backs onto the junior school grounds, and it's just a short walk from Stony Stratford nature reserve.

- 3 Storey Town House
- 3 Double Bedrooms
- Kitchen/ Dining Room
- First Floor Living Room with Balcony
- Bathroom & Cloakroom
- Carport
- Enclosed Rear Garden
- Open View Front & Rear
- Short Walk to Town Centre





Ground Floor

A front door opens into the entrance hall which has stairs to the first floor, a storage cupboard and doors to all rooms.

The cloakroom has a WC, wash basin and large storage cupboard. It is quite common for owners to convert these into shower rooms.

The kitchen/dining room has a window and doors overlooking the rear garden and a range of units to floor and wall levels with worktops and a sink unit. Space for appliances and plenty of room for a dining table.

First Floor

The first floor landing has two large storage cupboards, one housing hot water cylinder, stairs to the second floor and doors to all rooms.

The living room has full width windows and a door opening to the balcony. Timber BALCONY, renewed in recent times and with views over the rear garden and the local junior school playing field.

Bedroom 1 is a large double bedroom with a window to the front with lovely views through trees to some parkland, beyond which sits Stony Stratford tennis and rugby clubs.

The bathroom has a suite comprising WC, wash basin and set in a vanity unit and a bath with mixer tap shower over. Tiled walls.

Second Floor

The landing has a storage cupboard housing the gas central heating boiler, access to the loft and doors to two bedrooms.

Bedroom 2 is a double bedroom located to the rear with a skylight window and open views to the rear.

Bedroom 3 has a skylight window to the front with open views over parkland,

Garden

Rear garden has a patio area and the remained. It's related to lawn and enclosed by fencing.

Carport

The carport has a block paved driveway, two storage cupboards and access to the front door.

Heating

The property has gas to radiator central heating, with radiators installed on the ground and first floor floors.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

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.

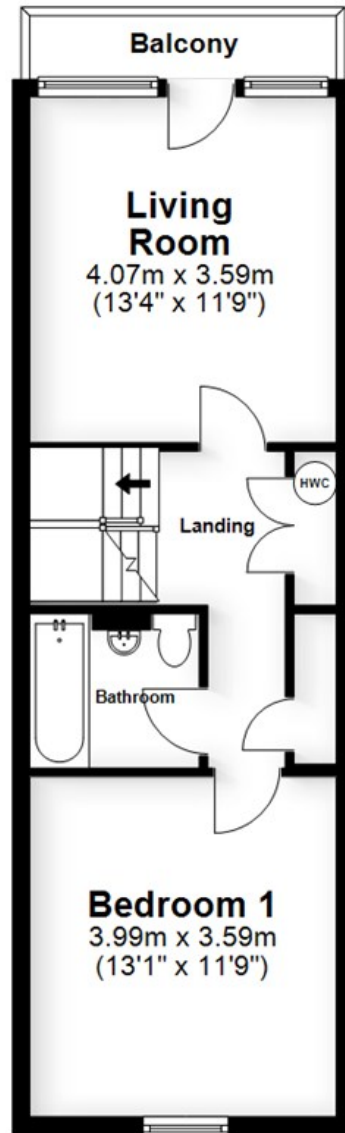
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

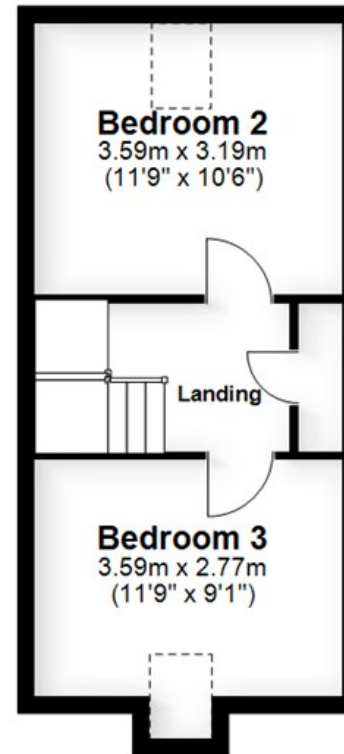
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



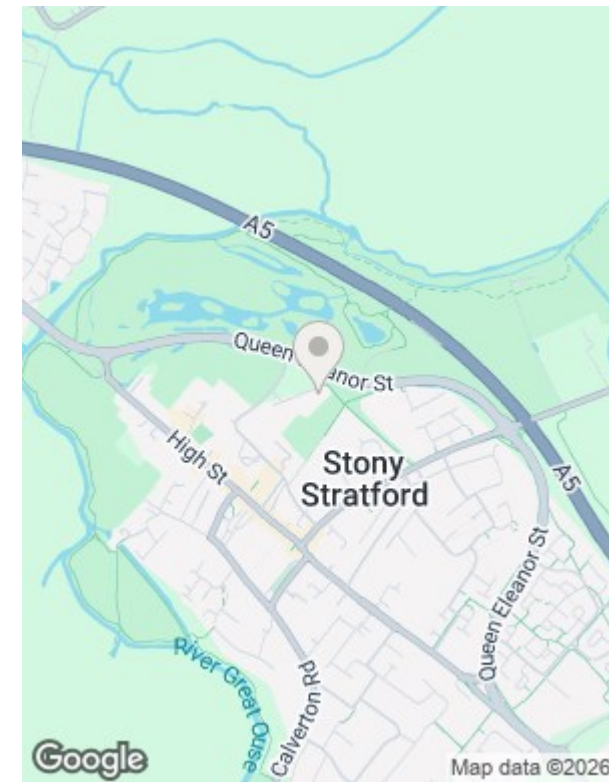
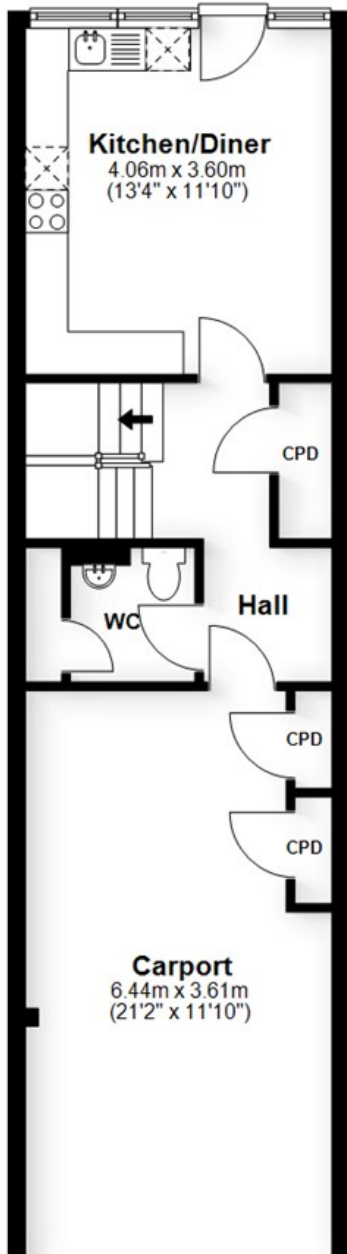
First Floor



Second Floor



Ground Floor



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.