



The Limes, Stony Stratford, MK11 1ET



**71 The Limes
Stony Stratford
Buckinghamshire
MK11 1ET**

£550,000

A very well presented 4 bedroom detached house with garage, parking and good sized garden located within a short walking distance of the town centre.

The property has accommodation set over two floors with a flexible layout. It currently provides 3 reception rooms, 4 bedrooms and 3 bath/shower rooms. This includes a ground floor room which may suit as an 5th bedroom with an en-suite shower room, or make a perfect home office. The kitchen and bathrooms have modern fittings. Outside the property has off-road parking for two cars plus a garage and a good size rear garden. It is located at the end of a cul-de-sac, just a short walk from the town centre.

Such properties are rarely available this close to the town centre and early viewing is recommended.

- Detached House
- 4 Bedrooms
- Potential 5th Bedroom on Ground Floor
- 3 Reception Rooms
- 3 Bath/ Shower Rooms
- Modern Fitted Kitchen & Utility Room
- Garage & Drive for 2 Cars
- Newly Installed Solar Panels
- Cul-De-Sac Location
- Close to Town Centre





Ground Floor

An entrance porch leads to the hallway which has stairs rising to the first floor and doors to all rooms.

The lounge has a window overlooking the front, a chimney recess and French doors opening onto the sitting room.

The sitting room has patio doors leading to the rear garden and a door to the utility room. For those working from home this would make an excellent office.

The kitchen has a modern range of units, in a white gloss finish, to wall and base levels with work surfaces and a ceramic sink. Integrated dishwasher. A doorway leads to the utility room with work surfaces, a sink, and space for a washing machine and tumble dryer. Doors to the garden and sitting room.

The dining room is located next to the kitchen and has patio doors opening to the rear garden and a door to a shower room. This room offers multiple uses such as a dining room, study or a fifth bedroom with an adjoining shower room.

The shower room has a refitted suite comprising of a low level w.c., wash hand basin and shower cubicle.

First Floor

The landing has a window to the side and solid wood doors with a natural finish to all rooms.

The master bedroom is a large double bedroom located to the rear of the property. A door leads to the refitted en-suite shower room with a modern white suite comprising of a w.c, wash basin and shower cubicle.

Bedroom 2 is a double bedroom located to the front with an open view down the road.

Bedroom 3 is a double bedroom located to the side currently used as a dressing room.

Bedroom 4 is a single bedroom located to the front of the property with a view down the road.

The family bathroom is of a good size with a modern white suite comprising of a w.c, a wide vanity wash basin with storage under, and a double ended Jacuzzi style bath. Fully tiled walls.

Outside

The front garden is block paved providing off-road parking for two cars and is part enclosed by a hedge. There is side gated access leading to the rear garden.

The rear garden has a patio area. The remainder is laid to lawn with established beds and borders. The garden is enclosed by fencing, some of which is very recent. There is gated rear access leading to London Road which in turn provides a short walk into the town centre and a side gate from the front of the property.

Garage

Single garage with an electrically operated roller shutter door. New Flat roof March 2021

Heating & Solar Panels

The property has gas to radiator central heating.

New solar panels installed Summer 2026 with a battery, inverter and the benefit of tariff which may generate an income.

Windows

The property has UPVC double glazed windows.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

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 undertake 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.

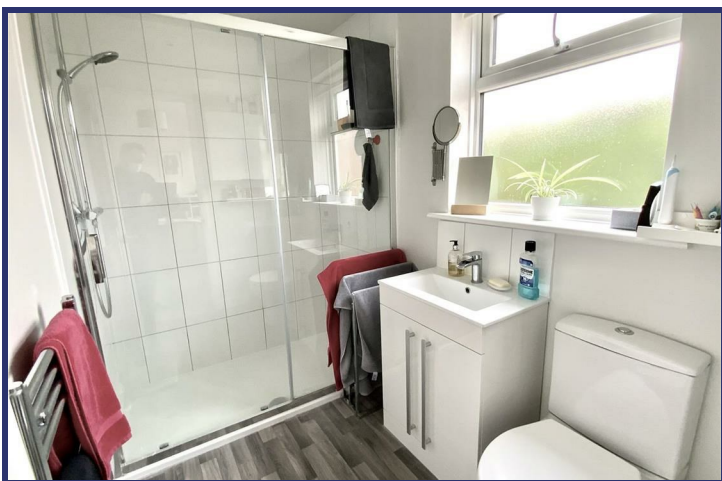
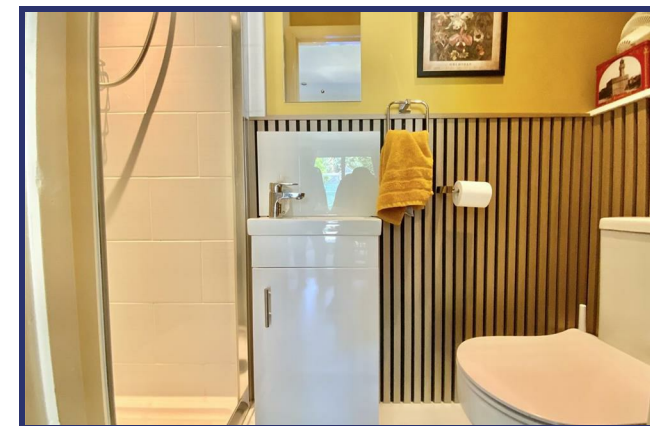
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

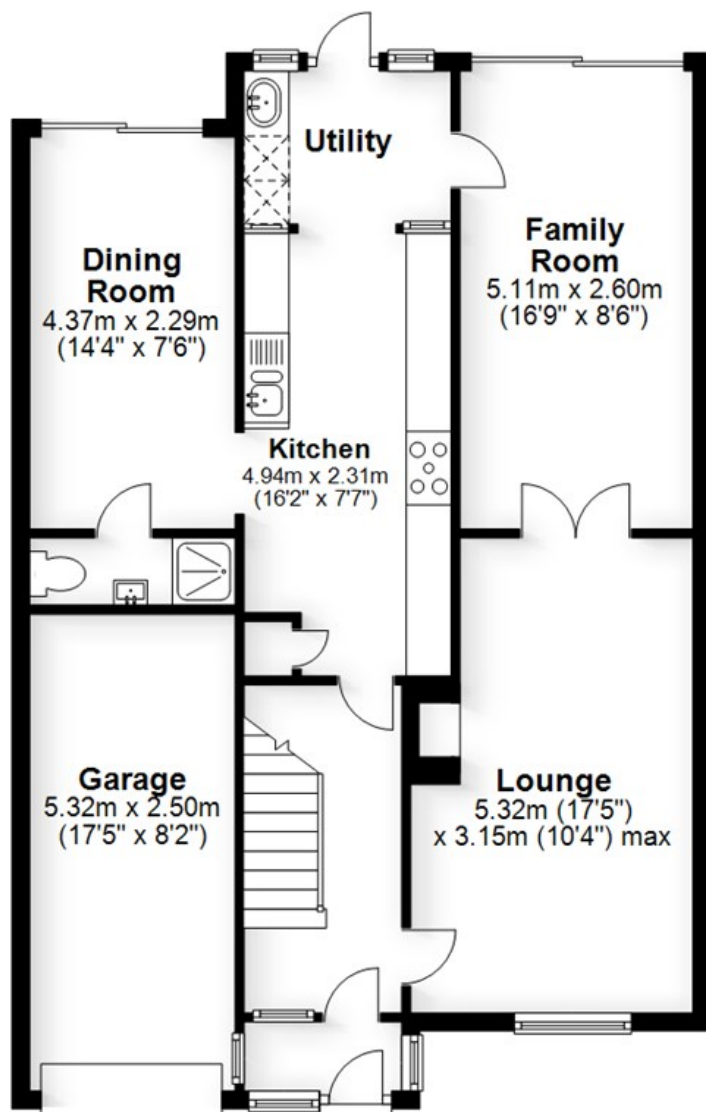
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



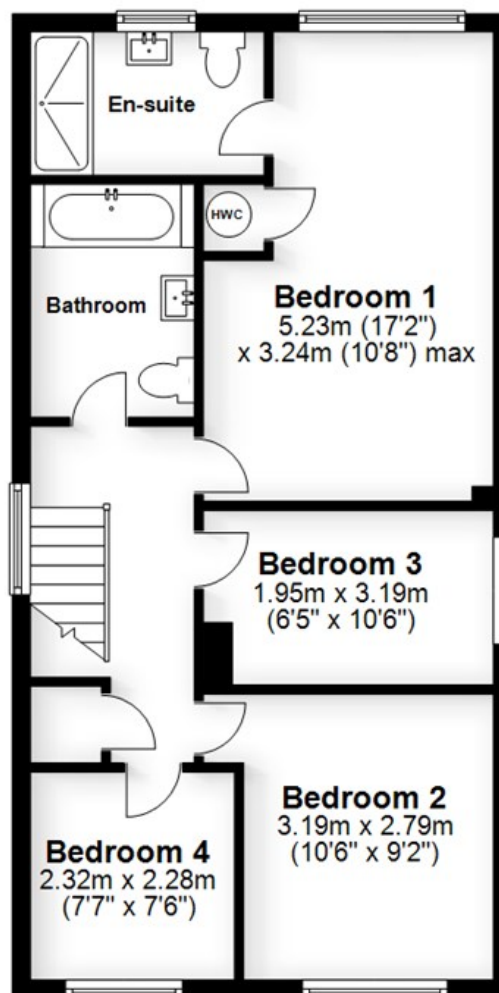




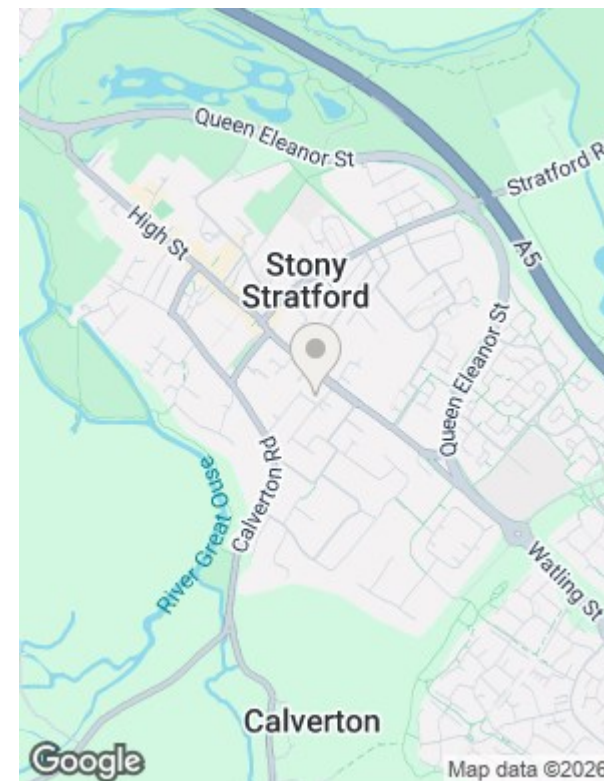
Ground Floor



First Floor



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 misstatement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.



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	83
(81-91) B	
(69-80) C	68
(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	

