



71 Boundary Crescent, Stony Stratford MK11 1DE

£365,000

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Set within the sought-after market town of Stony Stratford, this three-bedroom home offers practical family accommodation, excellent outside space and the flexibility to adapt to everyday life.

The kitchen/dining room provides a natural hub for the home, with space to cook and dine together and French doors opening directly onto the rear garden. A separate lounge provides a comfortable place to relax, while the adjoining utility room is a particularly useful addition, offering laundry and storage space, access to both the front and rear, and the convenience of a downstairs cloakroom.

Upstairs are three bedrooms, including two double bedrooms, along with a family bathroom.

The real highlight of this home is the extensive rear garden. Fully enclosed and mainly laid to lawn, there is plenty of room for children to play, space for outdoor seating and summer entertaining, and further areas towards the bottom of the garden for growing your own, with a vegetable patch, greenhouse and shed.

The timber cabin adds even more flexibility. Currently used as a studio and already benefiting from power and lighting, it could work equally well as a home office, gym, hobby room or summer house, allowing you to create a separate space away from the main house.

To the front, the block-paved driveway and shingled area provide off-road parking for several vehicles.

The location is another real draw. Stony Stratford remains one of the area's most sought-after places to live, with its characterful High Street, independent shops, cafés, pubs and restaurants, alongside convenient access to Milton Keynes and the surrounding road network.

For buyers looking for a three-bedroom home in Stony Stratford where the outside space really sets it apart, this property is well worth viewing.





Entrance

ENTRANCE PORCH

An enclosed entrance porch provides a practical space before entering the main accommodation, with a door leading through to the entrance hall.

ENTRANCE HALL

With a window to the front aspect, stairs rising to the first floor and an understairs recess.

The wall-mounted gas boiler is housed within the hall, with doors leading through to the lounge and kitchen/dining room.

Lounge

4.01m x 3.02m (13'1" x 9'11")

A comfortable lounge with a triple-glazed window overlooking the rear garden.

A chimney breast with recessed fireplace opening provides a focal point to the room, with wood-effect flooring and radiator.





Kitchen Diner

6.1m x 4.11m (20'0" x 13'6")

The hub of the home, combining the kitchen and dining area in one sociable space with French doors opening directly onto the rear garden.

The kitchen is fitted with a range of base and eye-level units with work surfaces over, a single bowl sink and drainer with mixer tap positioned beneath a triple-glazed window to the front.

There is a built-in electric oven, five-ring gas hob with extractor over and plumbing for a dishwasher, together with a radiator.



Utility Room

6.1m x 1.91m (20'0" x 6'3")

A practical utility room fitted with a range of base-level units, with space and plumbing for a washing machine and tumble dryer. Doors provide direct access to both the front and rear gardens, with a further door leading to the cloakroom.

Cloakroom

Fitted with a WC and window to the front aspect.



Bedroom One

3.99m x 3.53m (13'1" x 11'7")

A generous principal bedroom offering plenty of space for a double bed and additional bedroom furniture.

Positioned to the rear of the property, a triple-glazed window enjoys an outlook over the garden and brings natural light into the room, with a radiator completing the space.



Bedroom Two

4.32m x 4.32m (14'2" x 14'2")

A second well-proportioned double bedroom with ample space for bedroom furniture.

Positioned to the rear of the property, the triple-glazed window enjoys an outlook over the garden and allows plenty of natural light into the room, with a radiator completing the space.



Bedroom Three

2.87m x 2.41m (9'5" x 7'11")

Positioned to the front of the property, the third bedroom offers a versatile space that could work equally well as a child's bedroom, nursery, guest room or home office.

A triple-glazed window provides natural light, with a radiator completing the room.

Bathroom

2.51m x 1.7m (8'3" x 5'7")

The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and low-level WC.

A window to the side provides natural light and ventilation, with a chrome heated towel rail completing the room.



Outside Front

The low-maintenance frontage provides excellent off-road parking, with a block-paved driveway complemented by a shingled area providing parking for several vehicles.



Outside Rear Garden

A real highlight of the property is the extensive rear garden, offering an impressive amount of outside space for family life, entertaining and keen gardeners alike.

Fully enclosed and predominantly laid to lawn, a patio extends across the rear of the house, creating an ideal spot for outdoor dining, barbecues and relaxing during the warmer months.

A pathway leads through the garden towards a dedicated vegetable growing area, greenhouse and shed, while the size of the lawn provides plenty of space for children to play and for buyers to really make the garden their own.



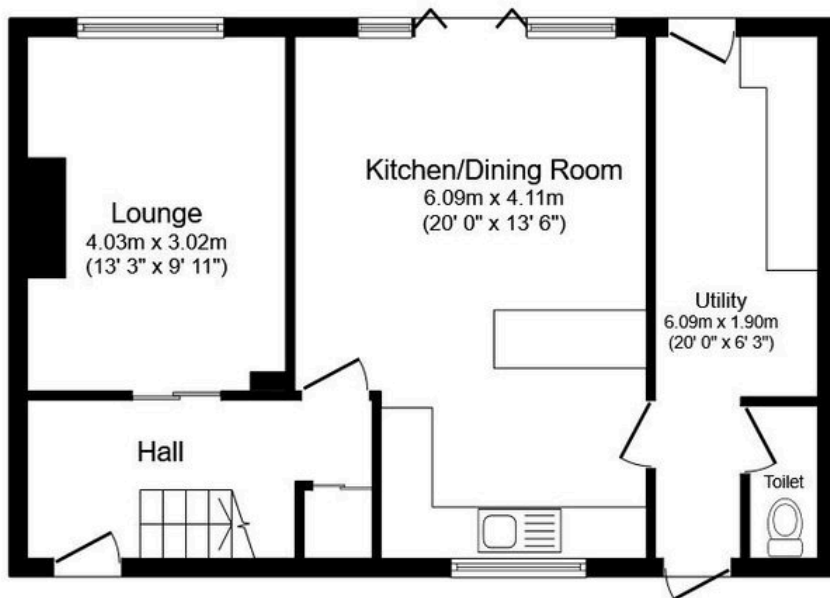
GARDEN CABIN

3.99m x 2.49m (13'1" x 8'2")

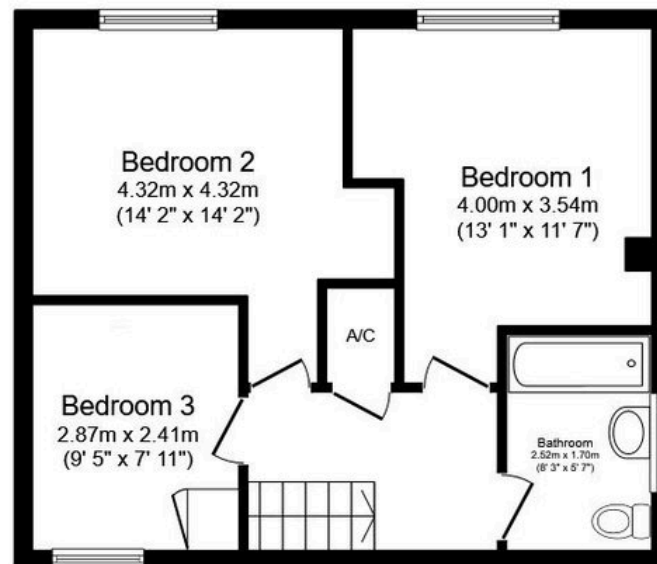
Positioned within the rear garden is a timber cabin benefiting from power and lighting, a window overlooking the garden and its own entrance.

Currently used as a studio, this versatile additional space lends itself perfectly to a home office, gym, hobby room or summer house, providing valuable space away from the main house.

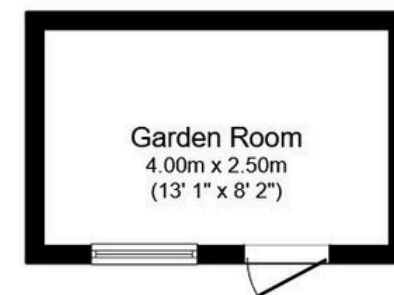




Ground Floor



First Floor



Outbuilding

Total floor area: 110.4 sq.m. (1,188 sq.ft.)

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 orientations are