



Clarence Road, Milton Keynes, MK11 1JD



56 Clarence Road  
Stony Stratford  
Milton Keynes  
MK11 1JD

£350,000

**A fabulous, extended, 2 bedroom period property, deceptive in size, with 2 reception areas plus a large extended kitchen, gardens & garage.**

This beautifully presented property has extended accommodation set over two floors comprising an entrance hall, two reception areas – one with a feature fireplace, a large extended kitchen/dining room complete with high vaulted ceiling and bi-fold doors, and a ground floor bathroom. Two double bedrooms on the first floor. Outside the property has low maintenance gardens and a garage located to the rear.

The house is located within the short walking distance of the High Street with an array of independent shops, cafés, restaurants and pubs.

A fabulous home which has had many quality improvements carried out by the current owner, offered for sale chain free.

- Fabulous Period Home with Large Extension
- Large Extended Kitchen/ Dining Room
- 2 Reception Areas
- Modern Ground Floor Bathroom
- 2 Double Bedrooms
- Low Maintenance Rear Garden
- Garage to Rear
- Short Walk in to Town Centre
- CHAIN FREE SALE





#### Ground Floor

The front door opens to the entrance hall which has an under stairs cupboard and stripped pine period panel doors to both reception areas.

The living area, located to the front, has a bay window with fitted shutter blinds, a cast iron period fireplace with mantel piece, and an open doorway to the dining area.

The dining area has a fireplace recess, stairs to the first floor, period panel pine door to the bathroom and an open doorway to the kitchen/dining room.

The heart of this home is the large and extended open plan kitchen/dining room - a bright a spacious room with a high vaulted ceiling, three large skylight windows and triple bifold doors opening to the rear garden. Fitted with an extensive range of units to floor and wall levels with wooden worktops, a breakfast bar, butler sink and integrated appliances to include an oven, microwave, gas hob, extractor hood, dishwasher and washing machine. Plenty of space for a dining table. Under floor heating.

A bathroom has a modern white suite comprising a WC, deck mounted wash basin on a vanity unit, and bath with a shower and glass screen over. Tiled walls and towel radiator.

#### First Floor

The landing has period panel doors in a stripped pine finish to both bedrooms, and access to loft.

Bedroom 1 is a large double bedroom located to the front with a UPVC double glazed sliding sash window and shutter blinds, built in wardrobes and cupboards.

Bedroom 2 is a double bedroom located to the rear with a window to the rear with shutter blinds, built in wardrobe and cupboard housing the gas central heating boiler.

#### Garage & Parking

Brick built detached garage at the end of the rear, with access from Ancell Road.

There is unrestricted on street parking, both on Clarence Road to the front and Ancell Road to the rear. .

#### Gardens

Small walled front garden with path and steps up to the front door.

The low maintenance garden is set on three levels with porcelain tiled paving, some planted beds and rear gate access. Enclosed by fencing. South/ East facing.

#### Heating

The property has gas to radiator central heating. There is underfloor heating to the kitchen

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: B

#### 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

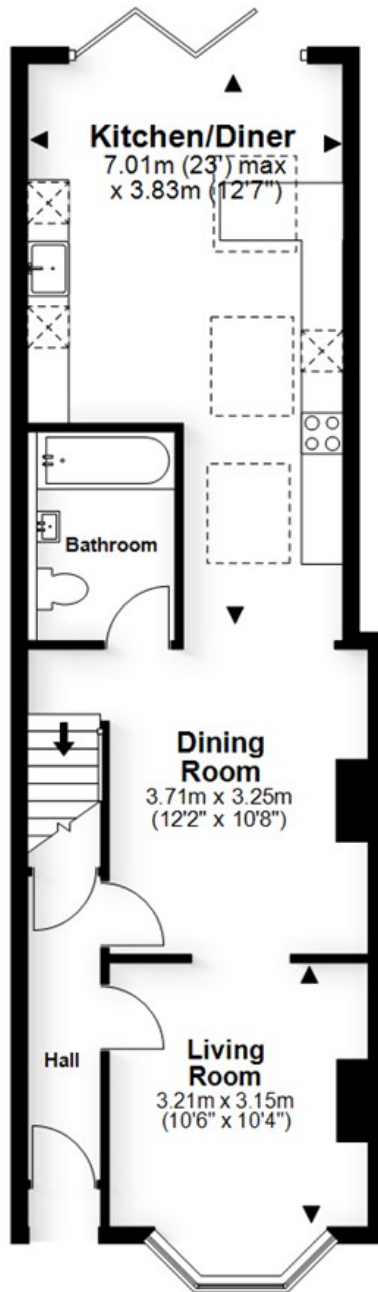
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





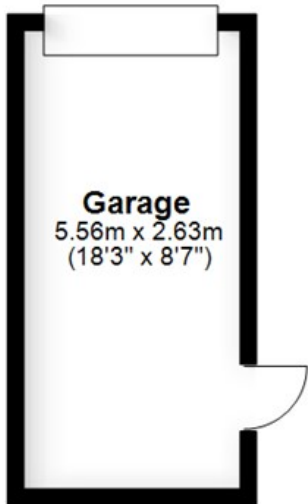
### Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



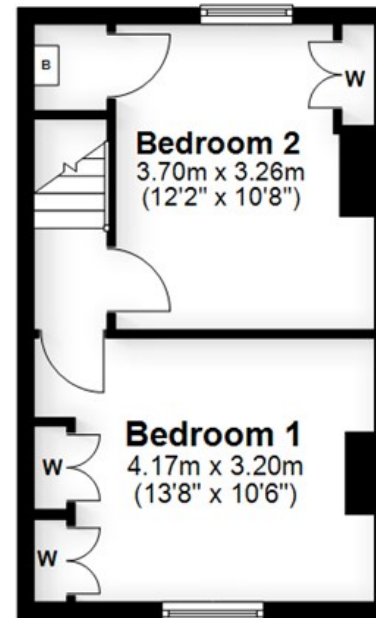
### Garage

Approx. 14.6 sq. metres (157.3 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 100.0 sq. metres (1076.6 sq. feet)

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.



### 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	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

