



Crosshills, Milton Keynes, MK11 1HD



**3 Crosshills  
Stony Stratford  
Milton Keynes  
MK11 1HD**

## **Guide Price £550,000**

**A rarely available 4 bedroom detached house on the sought after Crosshills – a small development of just 11 individual homes located in a quiet cul-de-sac on the edge of the town, with fabulous countryside views.**

The property has accommodation set on two floors comprising an entrance porch, hall, living room, separate dining room, modern fitted kitchen, lobby and cloakroom. On the first floor there are 4 good size bedrooms to include a large master bedroom, modern shower room and separate WC. All rooms to the front of the property have lovely open views over the green to the front, to the river, and riverside meadows beyond, and these are just a few footsteps away for lovely walks. It has front & rear gardens, driveway and garage. The town centre is a comfortable walking distance.

It benefits from a modern kitchen, cloakroom and shower room. With some aspects of the property a little dated, the house makes for the perfect blank canvas to create your dream home, in a prime location, just off the popular Calverton Road.

An opportunity not to be missed - viewing available seven days a week.

- 4 Bedroom Detached House
- 2 Reception Rooms
- Modern Fitted Kitchen
- Modern Shower Room + 2 Cloakrooms
- Garage and Driveway for 2 Cars
- Front & South/East Facing Rear Garden
- Lovely Open View to River & Beyond
- Fronting a Green
- Small Development - Sought After Location
- Chain Free Sale





### Ground Floor

An entrance porch has a door to the hall with an open tread staircase to the first floor and a door to the living room.

The living room has a large picture window to the front with views over the green and countryside beyond. French doors open to the dining room.

The dining room has sliding patio doors to the rear garden and a door to the kitchen.

The kitchen has a modern range of units to floor level with worktops, a sink unit and an integrated electric hob, electric oven and a recess to fit a fridge/freezer, and a large pantry. A further cupboard houses the gas warm air central heating boiler.

A rear lobby has doors to the garden, cloakroom and garage.

The cloakroom has a modern white suite comprising WC and wash basin and a window to the rear.

### First Floor

The landing has an airing cupboard, storage cupboard and window to the front with lovely, far reaching, views over the green to the river and riverside meadows beyond.

Bedroom 1 is a large double bedroom with large picture window to the front with fabulous far reaching views.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is located to the rear.

Bedroom 4 is located at the front with fabulous views.

The shower room has a modern walk in shower cubicle, wash basin and window to the rear. An adjacent separate WC has window to the rear.

### Outside

The front garden is laid to lawn and has a concrete driveway for two cars, side-by-side, with scope to extend this further, and gated access to the rear garden. The property fronts, and has lovely views over, a green.

A south/east facing rear garden has concrete and paved patios and pathways, lawns and stocked beds and borders, enclosed by fencing.

### Garage

The single garage has a high ceiling, window to the side, up and over door and rear access door to the lobby

### Heating

The property has gas to warm air central heating.

### Windows

The property has aluminium 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 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

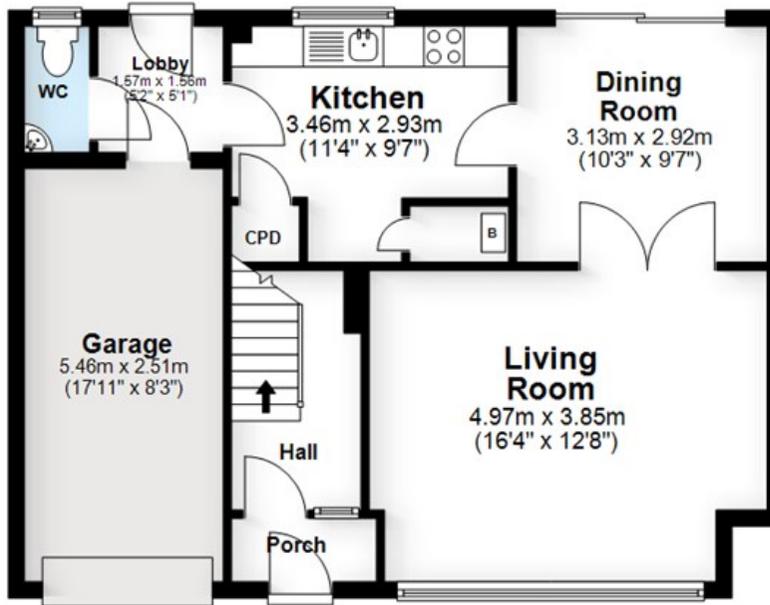
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





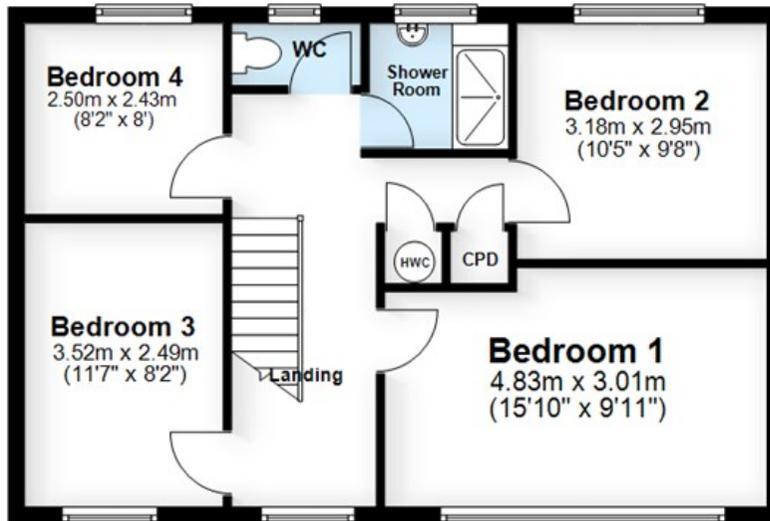
### Ground Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



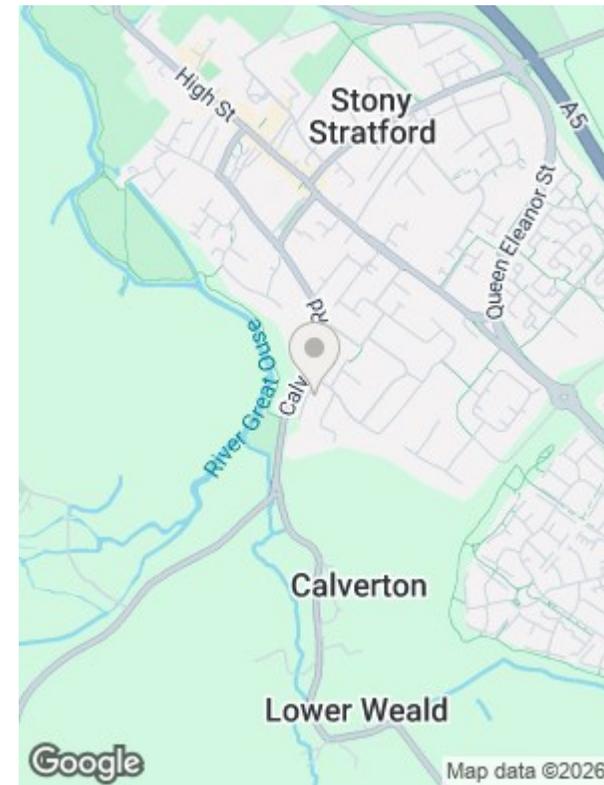
### First Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 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

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carters.co.uk

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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	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

