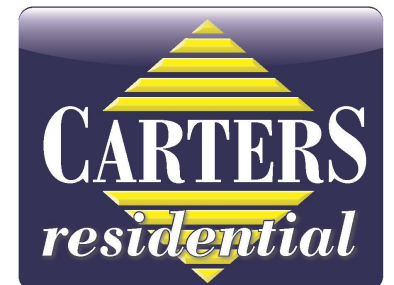




Staple Hall Road, Milton Keynes, MK1 1BQ



61 Staple Hall Road
Bletchley
Milton Keynes
Buckinghamshire
MK1 1BQ

Offers In Excess Of £375,000

A BEAUTIFULL TWO DOUBLE BEDROOM 1920'S SEMI DETACHED FAMILY HOME (former 3 bedroom), resting on a generous plot and situated on a very desirable non estate location in Fenny Stratford. It is positioned close to Fenny Stratford centre with all the amenities it and Bletchley town centre have to offer. It is also just a short walk to the Grand Union Canal, Fenny Stratford train station and close to Bletchley train station with a direct route to London Euston.

The accommodation in brief comprises entrance hall, BAY FRONTED LOUNGE, FAMILY/DINING ROOM WITH LOG BURNER, kitchen with some INTEGRATED APPLIANCES, CONSERVATORY, downstairs cloakroom, first floor landing, PRINCIPAL BEDROOM WITH ENSUITE, bedroom two and family bathroom with free standing claw foot roll top bath. The benefits include UPVC double glazing, gas to radiator central heating, WELL MAINTAINED REAR GARDEN MEASURING APPROX 240FT IN LENGTH WITH FRUIT TREES AS WELL OFFERING A GOOD DEGREE OF PRIVACY, and a front garden with driveway giving off road parking for up to two vehicles. The current owners have made improvements to what was originally a three bedroom home to include redecoration and new flooring to many of the rooms. Internal viewing comes at our highest recommendation to fully appreciate. EPC rating D

- Non Estate Location
- Prestigious Road
- Generous Plot
- Family/Dining Room
- Conservatory
- Kitchen With Integrated Appliances
- Principal Bedroom With Ensuite
- Rear Garden Measuring In Excess Of 240 FT
- Viewing Essential To Fully Appreciate
- EPC Rating D





Entrance Hall

Enter via a newly fitted composite door with light leaded double glazed panel and obscure UPVC double glazed side panel. Stairs to the first floor. Telephone point. Radiator. Replacement oak doors to lounge and family/dining room. Under stairs storage recess. Newly fitted laminate wood flooring.

Lounge

UPVC double glazed walk-in bay window to the front aspect with shutter blinds. Open fireplace (never used) with tiled surround. T.V. point.

Family/Dining Room

Dual aspect with UPVC double glazed double doors onto the side garden and UPVC double glazed window to the rear aspect. Wood surround feature fireplace with cast iron log burner. Radiator. Laminate wood flooring. Door to the kitchen.

Kitchen

Dual aspect with UPVC double glazed windows to the rear and side aspects. Door to conservatory. Fitted in a range of units to wall and base levels with square edge wooden worksurfaces over and an inset butler style sink with a wooden drainer and mixer tap over. Range Master cooker with a stainless steel extractor hood over. Integrated dishwasher, freezer and washing machine. Space for fridge/freezer. Wall mounted boiler (fitted late 2021). Brick Slips and tiling to splash back areas.

Conservatory

Of brick base and UPVC double glazed construction. UPVC double glazed double doors to the rear garden. Door to the cloakroom.

Cloakroom

UPVC double glazed window to the rear aspect. Low level w.c. and ceramic tiled flooring. Wood panelling to half height. Brick Slips to one wall.

First Floor Landing

Access to loft that has recently been fully boarded with pull down ladder. Replacement oak doors to all rooms.

Bedroom One

UPVC double glazed window to the front aspect. Range of built in mirror fronted wardrobes. Radiator. Replacement oak door to the en-suite.

En-suite

Obscure UPVC double glazed window to the front aspect. White suite comprising fully tiled shower cubicle with a Triton shower over, and wash hand basin with a vanity unit under. Heated towel rail. Tiled to floor and walls.

Bedroom Two

UPVC double glazed window to the rear aspect. Acoustic wood panelling to one wall. Radiator.

Family Bathroom

Obscure UPVC double glazed window to the rear aspect. White suite comprising low level w.c., wash hand basin, a free-standing, claw foot, roll-top bath with a hand-held shower tap and a pedestal mounted wash hand basin. Radiator with a heated towel rail. Wood panel walls to half height.

Exterior

The front garden is mainly laid to lawn with planted borders. Path leading to the front door. Enclosed by a brick wall and a wrought iron gate. The driveway offers off-road parking for up to two vehicles and is situated to the side and is approached via two wrought iron gates.

The rear garden measures approximately 240 feet in length, is well maintained and offers a good degree of privacy. Various lawn areas and planted borders. Fruit trees to include apple, plum pear and cherry. Path leading to the foot of the garden. Summerhouse, greenhouse and timber shed are to remain. Outside tap. Fully enclosed by timber fencing.

The side garden has steps down to the lawn with planted borders. A concrete path leads to gated front access.

Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

Note To Purchasers

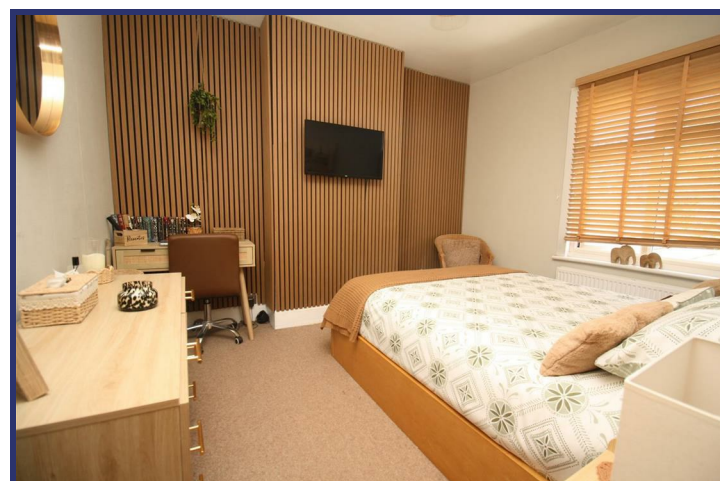
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per 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.

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. Some items may be available subject to negotiation with the Vendor.

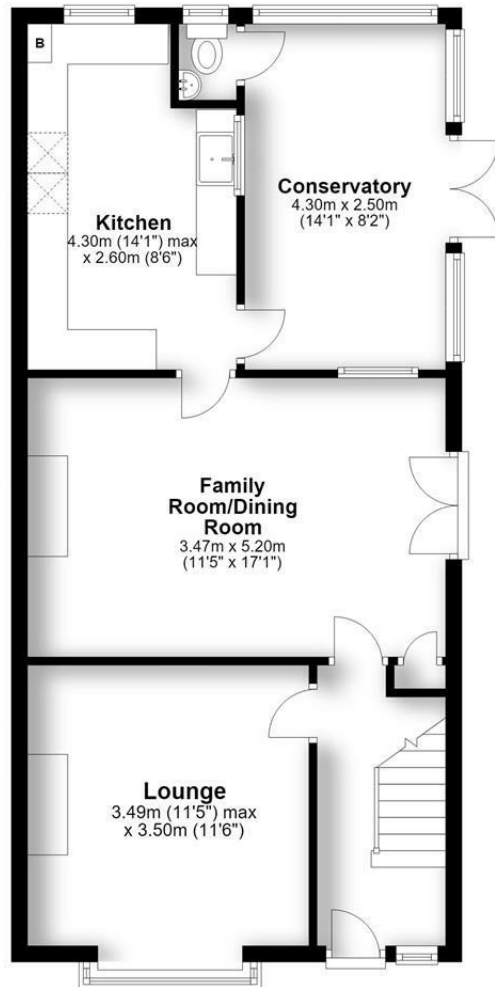






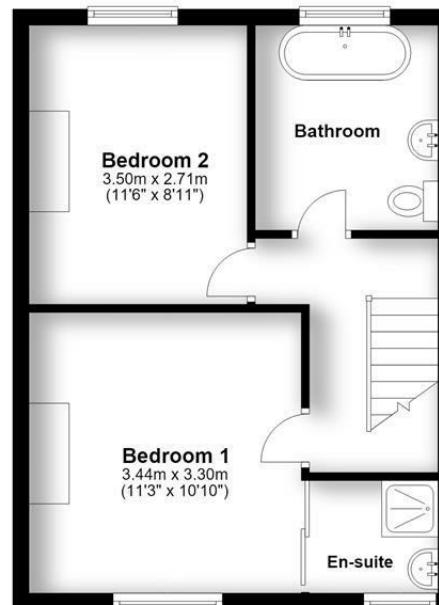
Ground Floor

Approx. 59.9 sq. metres (644.3 sq. feet)

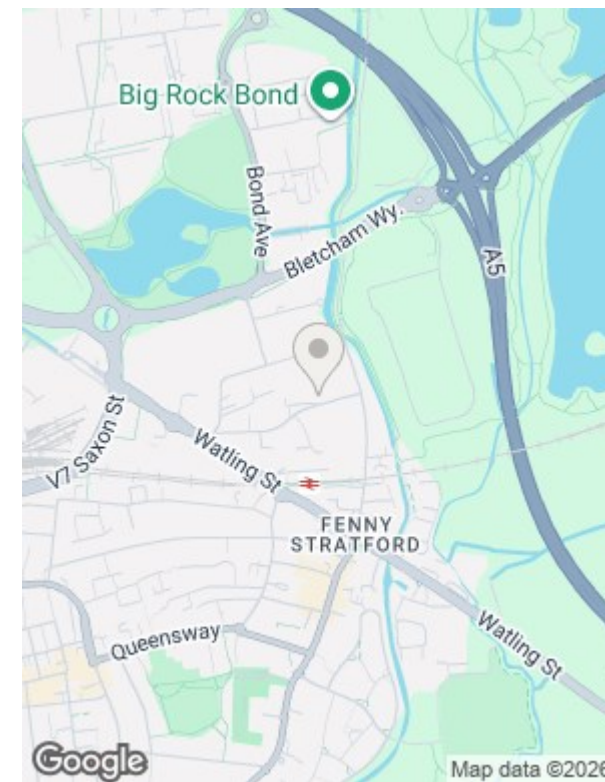


First Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.7 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 646699

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carters.co.uk

194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

