



Staple Hall Road, Milton Keynes, MK1 1BQ



3 Staple Hall Road
Bletchley
Milton Keynes
MK1 1BQ

£425,000

Carters are delighted to offer to the market this EXTENDED BAY FRONTED THREE/FOUR BEDROOM DETACHED PROPERTY, 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 Fenny Stratford train station and close to Bletchley train station with a direct route to London Euston.

The accommodation in brief comprises an entrance hall, LOUNGE WITH OPEN FIREPLACE, DINING/FAMILY ROOM WITH HIGH VAULTED CEILING, kitchen, utility room, STUDY/BEDROOM FOUR WITH BATHROOM, first floor landing, three bedrooms and a shower room. The benefits include double glazing, gas to radiator central heating, generous size mature rear garden and an OVERSIZED ATTACHED GARAGE with driveway in front for one vehicle. The property is offered with NO UPPER CHAIN and viewing is recommended. EPC rating D.

- Non Estate Location
- Prestigious Road
- Extended
- Bay Fronted Four Bedroom Detached Family Home
- Lounge With Open Fireplace
- Dining/Family Room
- Utility Room
- Ground Floor Bedroom With Bathroom
- Oversized Garage
- Generous & Mature Rear Garden





Entrance Hall

Entered via hardwood door with obscure glazed panel and two sealed unit obscure double glazed side panels. Stairs rising to first floor. Doors to lounge and bedroom four. Under stairs storage recess. Radiator. Open reach point. Double glazed window onto dining room. Exposed wooden floor boards. Wood panelled ceiling.

Lounge

UPVC double glazed walk-in bay window to front aspect. Wood surround open fireplace with marble effect hearth. Two radiators. Exposed wooden floorboards. Inset spotlights and wood panelled ceiling. Archway to dining room.

Dining/Family Room

Dual aspect with UPVC double glazed double doors and UPVC double glazed side panels onto rear garden, and a UPVC double glazed window to side aspect. Vertical panelled radiator. Further radiator. Laminate wood flooring. High pitched ceiling with Velux double glazed skylight Windows. Archway to kitchen.

Kitchen

Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. Butler sink with wooden work surface and mixer tap over. Space for fridge/freezer. Space for cooker with stainless steel extractor hood over. Heated towel rail. Integrated shelving. Glass display units. Splashbacks. Ceramic tiled flooring. Loft access. Doorway to utility room.

Utility Room

Dual aspect with a UPVC door with double glazed panel onto rear garden and a UPVC double glazed window to side aspect. Stainless steel sink with drainer and mixer tap over. Work surface with base unit under. Plumbing for dishwasher and washing machine. Wall mounted boiler. Radiator. Wall mounted extractor fan. Ceramic tiled flooring. Loft access.

Bedroom Four/Study

UPVC double glazed window to front aspect. Radiator. Door to bathroom.

Downstairs Bathroom

White three-piece suite comprising of a panelled bath with shower tap over, wall mounted wash hand basin and a low-level WC. Chrome heated towel rail. Tiling to splashback areas. Ceramic tiled flooring. Pitched ceiling with Velux double glazed skylight window. Ceiling mounted extractor fan.

First Floor Landing

UPVC double glazed window to front elevation. Doors to three bedrooms and a shower room. Loft access. Wood panelled ceiling.

Bedroom One

Dual aspect with UPVC double glazed windows to front and rear elevation. Fitted wardrobes with dresser. Radiator.

Bedroom Two

UPVC double glazed bay window to front elevation. Doors to airing cupboard housing radiator. Laminate wood flooring.

Bedroom Three

UPVC double glazed window to side elevation. Radiator.

Shower Room

Obscure UPVC double glazed window to side elevation. Three-piece suite comprising of a fully tiled shower cubicle, wash

hand basin with vanity units under and a low-level WC. Chrome heated towel rail. Dado rail. Laminate wood flooring. Wood panelled ceiling.

Exterior

Front Garden-Mainly laid with gravel. Flower and shrub boarders. Driveway to side in front of garage offering off-road parking for one vehicle. Wooden gate and small retaining wall to front.

Rear Garden-Generous sized rear garden offering a good degree of privacy to the rear. Mature garden comprising of a two tiered patio. Remainder is mainly laid to lawn with planted borders and various mature trees. Timber shed, summer house and greenhouse to remain. Courtesy door to garage. Gated side access leading to front. Outside tap. External power supply. Fully enclosed by timber fencing.

Garage

Attached oversized garage with up and over door. Power and light. Workbench.

Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council.
Council Tax Band: D

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

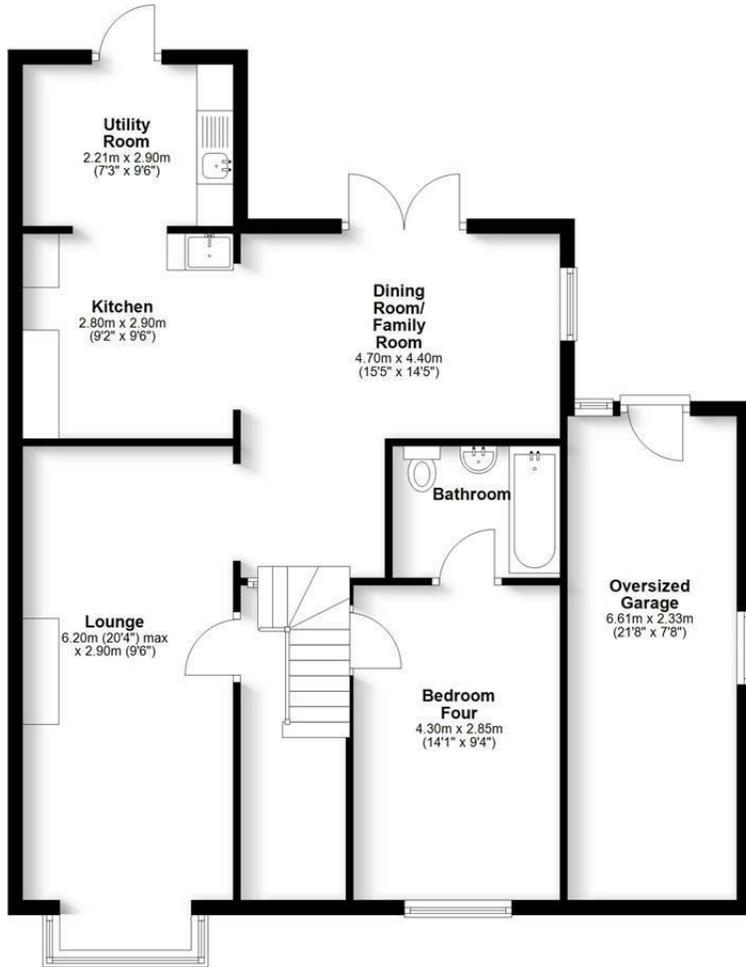






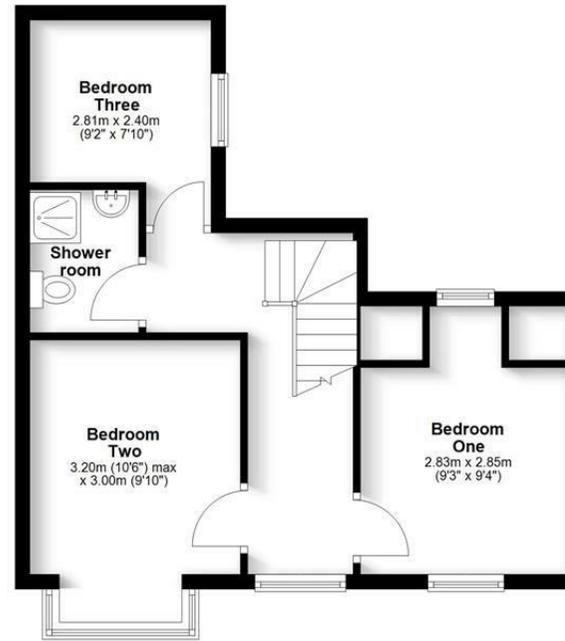
Ground Floor

Approx. 90.7 sq. metres (976.7 sq. feet)

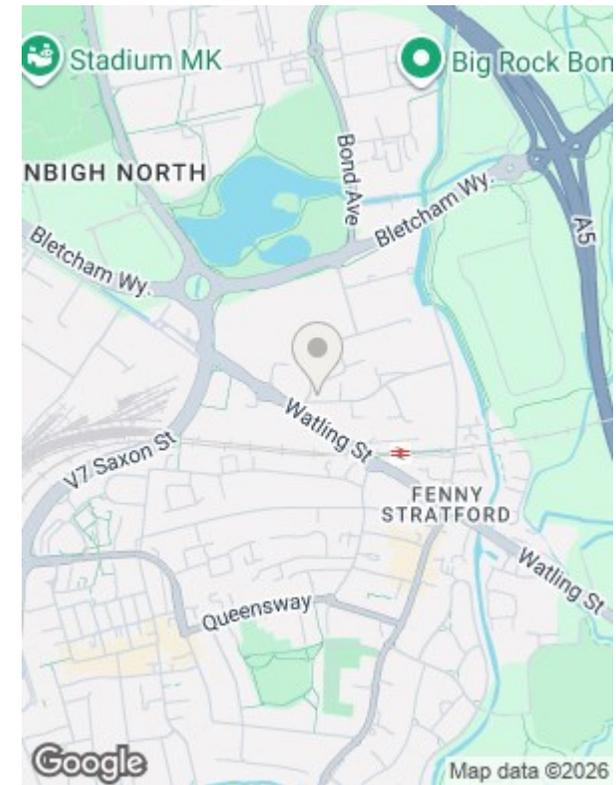


First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 130.1 sq. metres (1400.9 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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

