



Milford Avenue, Milton Keynes, MK11 1HE



40 Milford Avenue
Stony Stratford
Milton Keynes
MK11 1HE

£400,000

A beautifully presented and extended 2 bedroom semi detached bungalow with garage in a popular location.

The current owners have extended and refurbished the bungalow over a number of years making for the beautiful bungalow on offer today. It has accommodation comprising; entrance hall, living room with feature fireplace, large extended contemporary style kitchen/dining room, 2 double bedrooms, and a modern bathroom. Equally, the outside has been treated to many improvements with landscaped front and rear gardens, a block paved driveway and a garage.

It is located in a popular location of predominantly bungalows and is within walking distance to both the town centre and some picturesque riverside meadows.

This is, in short, the nicest bungalow we have seen in the area a long while, and will make for a fabulous new home, and early viewing is recommended.

- Beautifully Presented Bungalow
- Extended and Refurbished in Recent Years
- Living Room with Feature Fireplace
- 2 Double Bedrooms
- Large Open Plan Kitchen/Dining Room
- Modern Kitchen & Bathroom
- Landscaped Gardens
- Garage & Driveway
- FABULOUS BUNGALOW - MUST BE SEEN





Accommodation

A front door opens to the entrance hall which has decorative panelling, storage cupboard, access to the loft and doors to all rooms.

The living room has patio doors opening to the rear garden, an attractive feature fireplace with a gas flame effect fire. Range of built-in furniture to include cupboards and shelving.

The heart of this home is a large contemporary style kitchen/dining room which has been extended to the rear. The kitchen area has an extensive range of units to floor and wall levels with cupboards, drawers, worktops, and a breakfast bar, inset sink, and integrated appliances to include a hob, extractor hood, oven, microwave oven, and dishwasher. Space for other appliances. The dining area has sliding patio doors opening to the rear garden.

Bedroom 1 is a double bedroom located to the front with a comprehensive range of fitted bedroom furniture

Bedroom 2 is a double bedroom located to the side with the window to the side and a side door leading to the drive and gardens.

The bathroom has a modern white suite comprising WC, and wash basin set in a vanity unit, bath with shower over, tiled walls and window to the side.

Gardens & Parking

The front garden has a blocked paved driveway and a tiered and planted garden. Gated access and paving runs to the side of the property which leads to the garage and the rear garden.

The rear garden is landscaped with artificial lawn, paved patios and stocked beds. Enclosed by fencing.

Garage

Single garage of pre-fabricated construction.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

Location - Stony Stratford

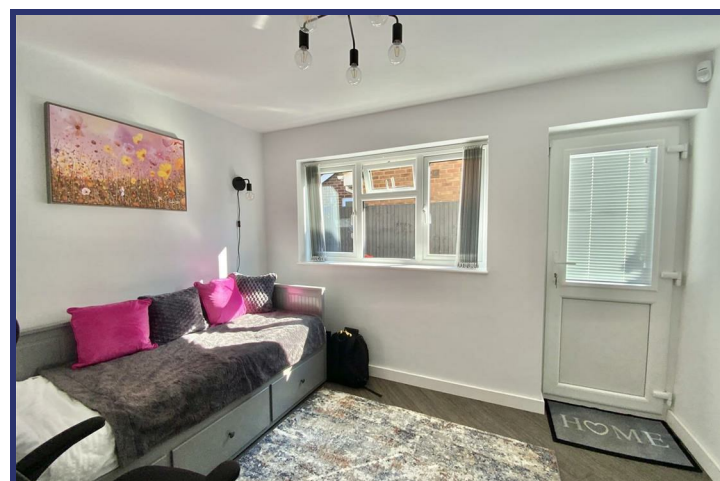
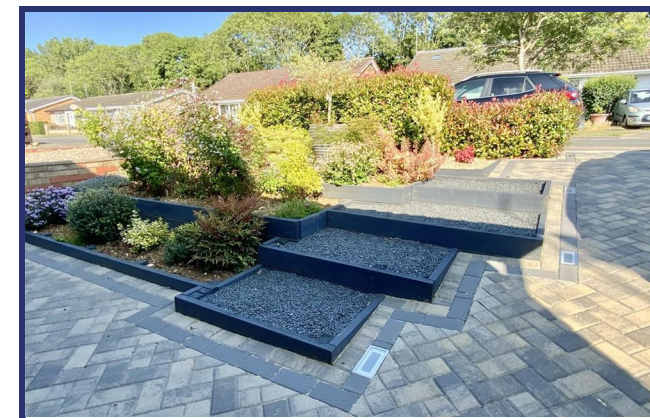
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic 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 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. 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

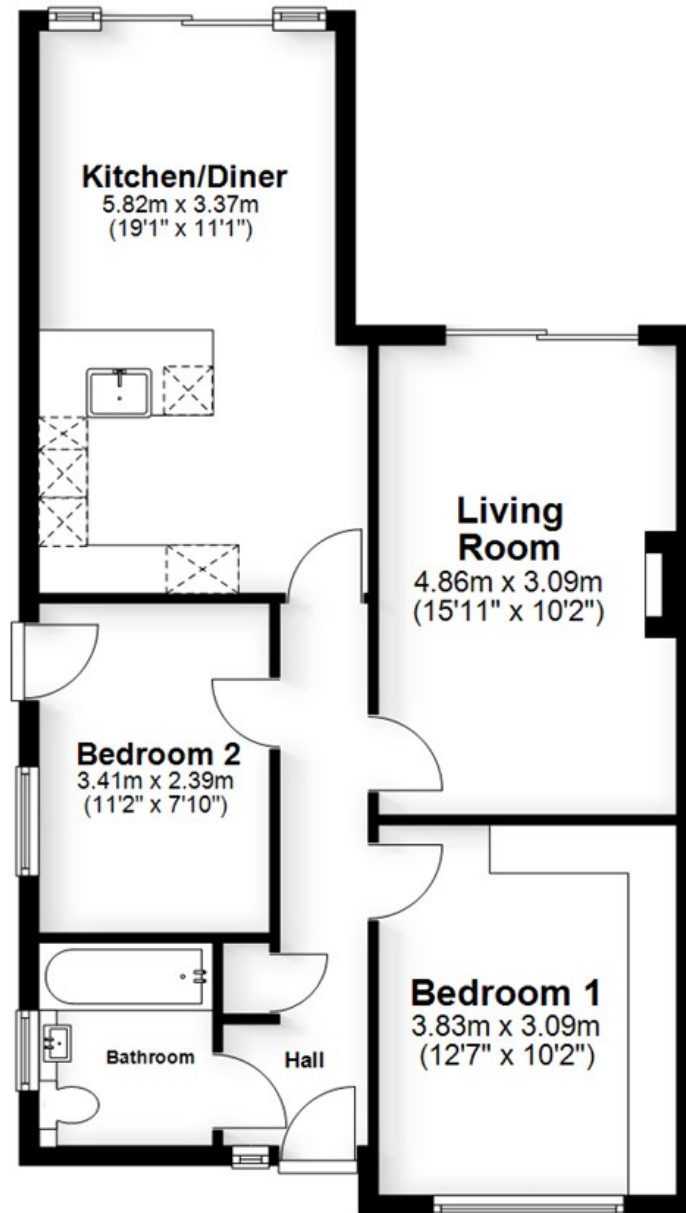
Disclaimer

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

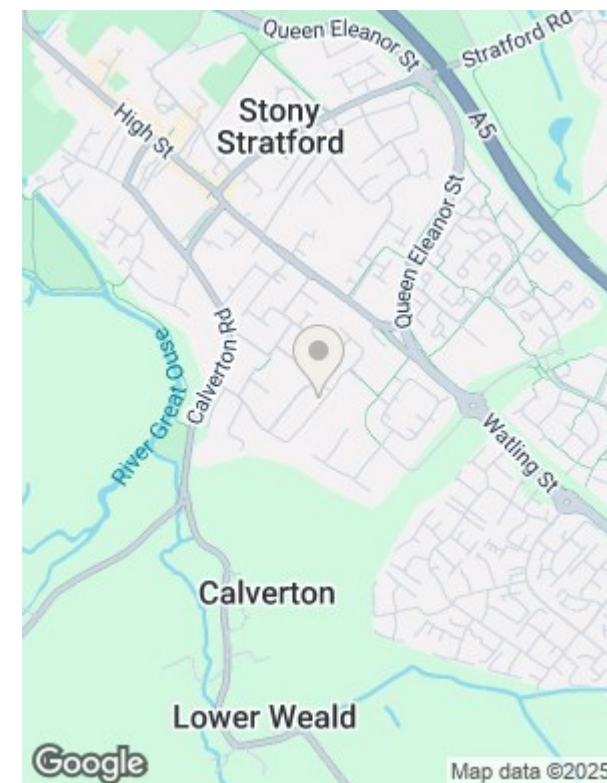
Approx. 71.2 sq. metres (766.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 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 misstatement. 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		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

