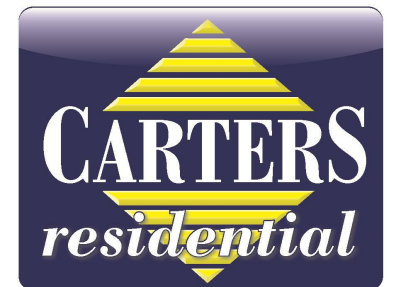




Wolverton Road, Haversham, MK19 7AB



112 Wolverton Road
Haversham
Buckinghamshire
MK19 7AB

Offers Over £330,000

A fabulous and mature 3 bedroom semi detached house located on the edge of the village with pleasant views to both the front and rear.

The property has accommodation set over two floors comprising; an entrance hall, separate lounge, a large kitchen/dining room and a rear lobby. On the first floor there are three bedrooms - each with lovely views, and a refitted bathroom.

Outside the property has a good size plot with large gardens to both the front and rear. The front garden offers parking for several cars. This extends to the side and the large plot offers plenty of scope to extend, subject to any necessary consent (neighbouring properties have done so). The property backs onto a playing field and has views over farmland to the front. It is just a short walk from the popular local primary school.

- Mature Semi Detached House
- Village Location
- Views Front & Rear
- Separate Living Room
- Large Kitchen/ Dining Room
- Refitted Bathroom
- Good Size Gardens
- Lots of Parking
- MUST BE SEEN





Ground Floor

The entrance hall has an attractive patterned tiled floor, window to front, under-stairs storage cupboard and doors to the living room and kitchen/dining room.

The living room has a feature fireplace with a marble surround and mantelpiece incorporating an electric fire. French doors open to the rear garden.

The kitchen/dining room is a large open plan room with an extensive range of kitchen units to floor and wall levels, wooden worktops and an inset ceramic sink. Range cooker and integrated dishwasher to remain. Windows to the front and side, tiled floor, and plenty of space for a large dining table.

The rear lobby has doors to the side driveway and rear garden. Storage cupboard.

First Floor

The landing has a window to the front, access to the loft and period panel doors to all rooms.

Bedroom 1 is a large double bedroom located to the rear with a range of wardrobes spanning one wall and a lovely view over the rear garden and sports field beyond.

Bedroom 2 is a double bedroom located to the rear with views over the rear garden and the sports field.

Bedroom 3 is a good size single bedroom located to the front with views over surrounding farmland. Over stairs bulkhead and storage cupboard.

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

Outside

The front garden is a good size, laid with lawn, gravel and a tarmac driveway which also extends to the side providing off-road parking for several

cars.

The property has a good size rear garden measuring approximately 59ft in length. It has a paved patio area with the remainder laid to lawn. The gardens are enclosed by fencing with a gate opening to the sports field over which you enjoy lovely views.

Heating

The property has gas to radiator central heating.

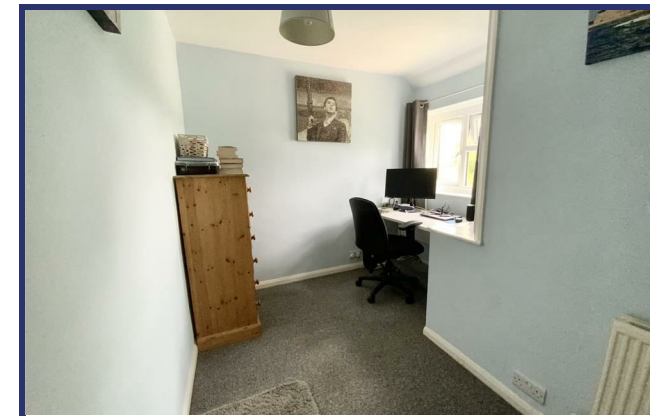
Location - Haversham

Haversham Village is located just to the Northern edge of Milton Keynes - close enough to offer easy and quick access to the whole of Milton Keynes, yet far enough out to offer a rural feel! The village is split in to two parts - separate by just under half a mile. The "newer" part of the village comprises housing built mainly between the 1930's to the 1960's and has the popular village junior school. Half a mile away is the "old village" which dates back centuries, with mainly stone built houses. It has a dominant village church, a local traditional village pub, and a sailing lake and club. Both parts of Haversham have access to excellent walks, some of which follow the river Ouse, the Grand Union Canal, and around many lakes.

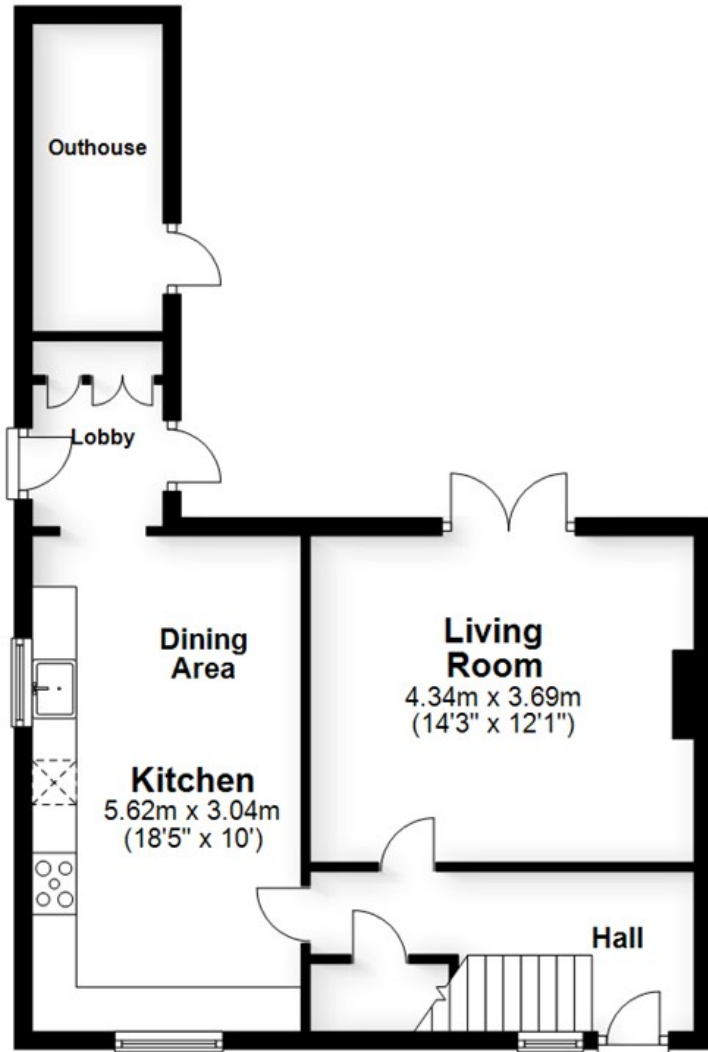
Disclaimer

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.

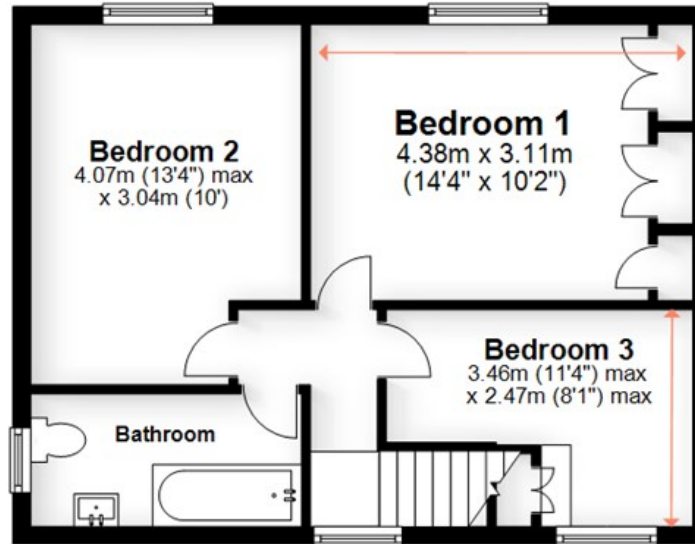




Ground Floor



First Floor



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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	67	
(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	

