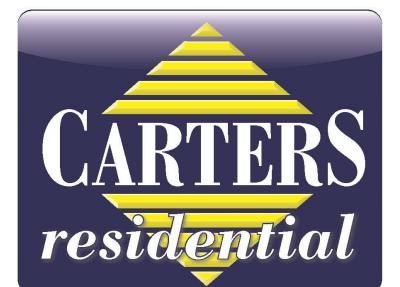




Dickens Drive, Old Stratford, MK19 6NN



66 Dickens Drive  
Old Stratford  
Northamptonshire  
MK19 6NN

£415,000

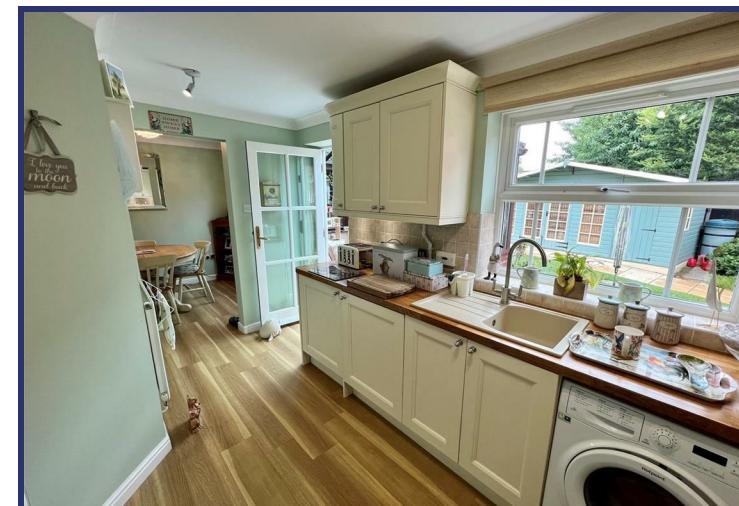
**A very well presented 3 bedroom detached house with conservatory and garage in a small cul-de-sac on a sought-after development.**

The property has accommodation set on two floors comprising; and entrance hall, cloakroom, separate lounge and dining rooms, fitted kitchen and a conservatory extension. On the first floor there are three bedrooms to include the master bedroom with an ensuite shower room and a family bathroom. Outside the property has neat and tidy gardens to both the front and rear, driveway and a garage.

Dickens Drive is a popular location and the property is located in a small cul-de-sac.

Early viewing is recommended to avoid disappointment.

- Detached House
- 3 Bedrooms
- En-suite Shower Room
- Separate Lounge & Dining Rooms
- Conservatory
- Fitted Kitchen
- Driveway & Garage
- Neat and Tidy Gardens
- Lovely Cut-De-Sac
- Sought After Location





## Ground Floor

The front door opens to the entrance hall which has stairs to the first floor, and under-stairs cupboard and doors to the cloakroom, living room and kitchen.

The cloakroom has a white suite comprising WC and wash basin.

The living room, located to the front, has a feature Victorian style fireplace with coal effect gas fire. Box bay window to the front and a further window to the side. French doors to the dining room.

The dining room has a window to the rear and an open doorway to the kitchen.

The kitchen has a range of units to floor and wall levels with solid wood worktops and a sink unit. Integrated induction hob, fan assisted Neff oven, and under counter fridge and freezer. Space for a washing machine.

The conservatory is of brick and UPVC double glazed construction with a glass roof, tiled floor and door opening to the rear garden. Radiator.

## First Floor

The landing has doors to all bedrooms, a cupboard and access to the loft.

Bedroom 1 is a double bedroom located to the front with a built in double wardrobe and an ensuite shower room with a suite comprising WC, wash basin and shower cubicle. Window to the side.

Bedroom 2 is a double bedroom located to the rear with a built-in wardrobe.

Bedroom 3 is a single bedroom located to the rear.

The family bathroom has a suite comprising WC, wash basin and bath window to the rear.

## Outside

The front garden is laid with neat lawns and stocked beds and there is a tarmac driveway to the side providing off-road parking gated access leading to the rear garden.

Attractively landscaped rear garden which has paved patio areas lawn and stocked beds. The garden is enclosed by fencing and has a good degree of privacy backing onto a school playground beyond. Large timber built summer house and adjoining shed.

## Garage

Brick built single garage with a pitched tiled roof, loft storage, remote operated roller door and side access door. Power and light.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D

## Location - Old Stratford

Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers 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.

## Disclaimer

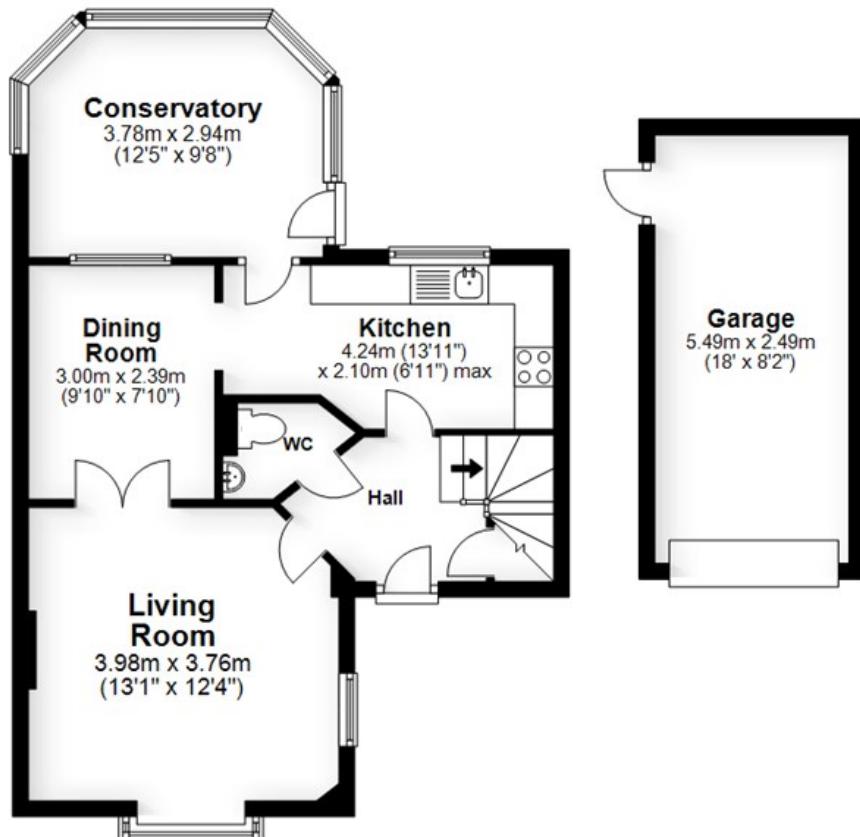
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



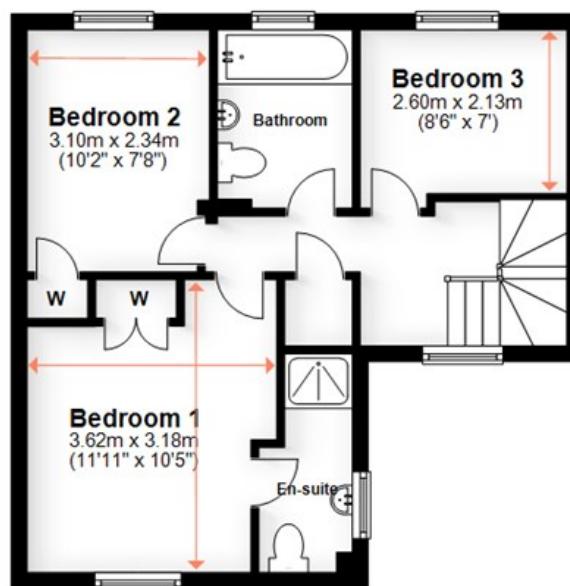




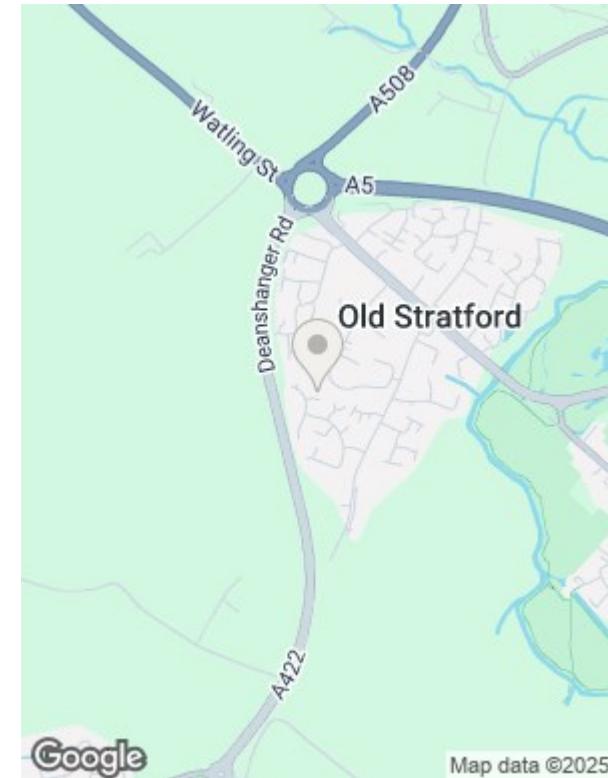
## Ground Floor



## 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.  
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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			
EU Directive 2002/91/EC			

