



London Road, Stony Stratford, MK11 1JH

136 London Road
Stony Stratford
Buckinghamshire
MK11 1JH

Guide Price £550,000

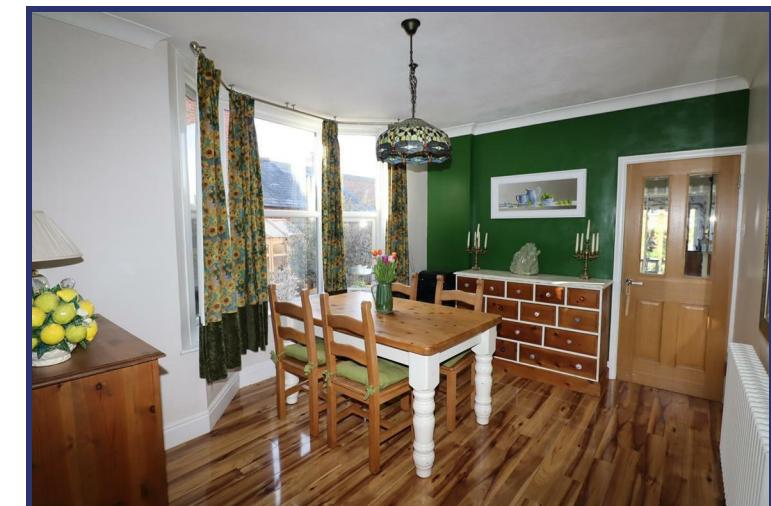
A beautifully presented, stylish and characterful Edwardian semi detached house, with lovely gardens and within short walking distance of the town centre.

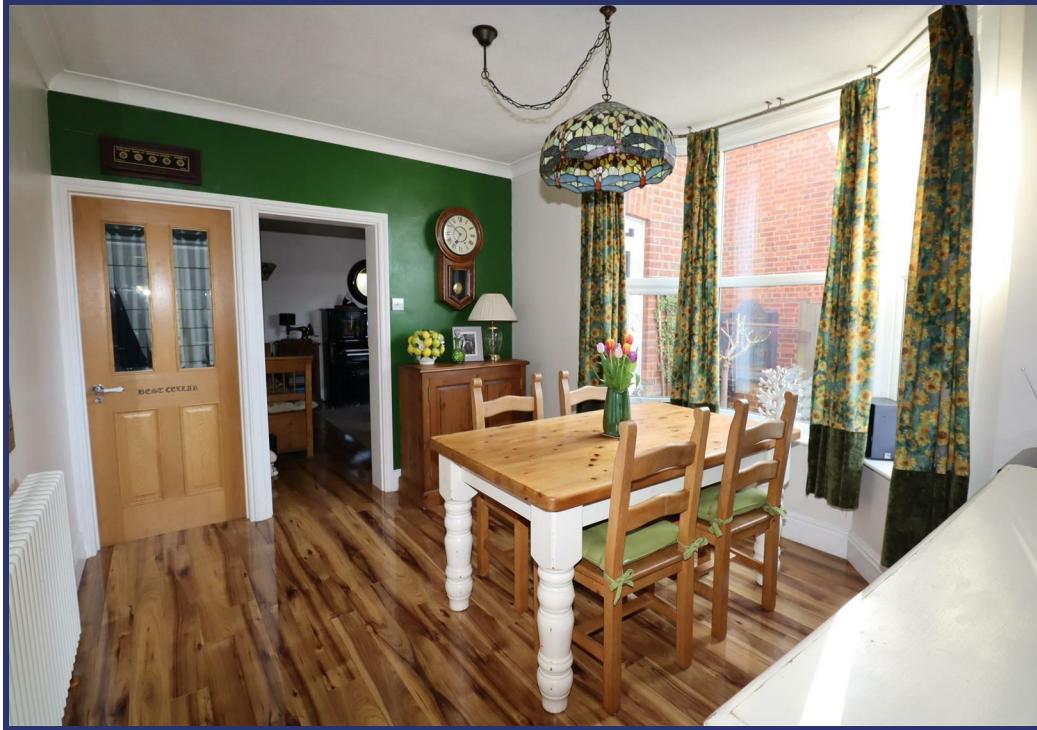
This large Edwardian home has accommodation set over two floors, with the addition of a cellar, and comprises an entrance hall, 4 reception rooms to include a lounge with feature fireplace, sitting room with wood & coal-burning stove, dining room, and garden room plus a fitted kitchen and a useful cellar. On the first floor a spacious landing leads to 3 double bedrooms and a bathroom. A large attic offers scope for a large loft conversion.

Outside, the property has attractive gardens to both the front and rear - the landscaped rear garden has a sunny south-westerly aspect.

In all, a fabulous, large and stylish Edwardian home, with lovely gardens and within walking distance of the town centre.

- Large Edwardian Semi Detached House
- 4 Reception Rooms
- Fitted Kitchen
- Useful Cellar
- 3 Double Bedrooms
- Large Bathroom (First Floor)
- Character and Period Features
- Attractive Landscaped Gardens
- Short Walk to the Town Centre





Ground Floor

An attractive period style door with stained glass feature and overhead light opens to the entrance hall which has a part glazed panel door to the living room and open to the sitting room.

The living room has a bay to the front, picture rail, coving and a reproduction Victorian style cast iron fireplace with tiled inserts and an electric fire.

The sitting room has a fireplace incorporating a wood & coal-burning stove, glazed French doors opening to the rear garden, stairs to the first floor and a part glazed panel door to the dining room.

The dining room has a bay window to the side, and doors to the cellar and kitchen.

The kitchen has a modern range of units to floor and wall levels with worktops, a sink unit and integrated appliances to include an electric hob, extractor hood, oven, fridge, dishwasher and washing machine. Window to the side and a tiled floor. An open doorway leads to the garden room.

The garden room has a large picture window overlooking the rear garden, and a window and glazed door to the side. Tiled floor, gas central heating boiler and small loft space above.

First Floor

The spacious landing has a storage cupboard, access to the loft and doors to all rooms. The large attic offers plenty of scope to convert into additional accommodation (as done by the neighbouring property).

Bedroom 1 is a large double bedroom with two windows to the front.

Bedroom 2 is a double bedroom accessed via French doors and has a window to the rear over overlooking the rear garden.

Bedroom 3 is a double bedroom located to the rear with a window to the rear and a feature porthole window to the side.

A large bathroom has a suite comprising W.C, wash basin and a bath with a shower over. Window to the side. There is plenty of space to add a shower cubicle.

Cellar

A large cellar offers a useful storage space, with painted floor, and window to the front.

Outside

The front garden is enclosed by a brick wall, has a pathway to the front door, laid with gravel, and has side

gated access leading to the rear garden.

The attractively laid out rear garden has a sunny south-westerly aspect. The side return area is laid with paving and gravel and the gardens are laid with lawns with established stocked beds and borders. Enclosed by fencing and mature shrubbery.

Heating

The property has gas to radiator central heating. In addition the sitting room has a wood & coal-burning stove.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

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

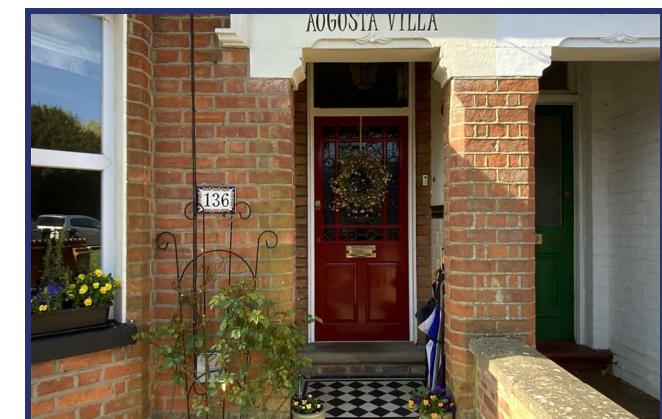
Location - Stony Stratford

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.

Disclaimer

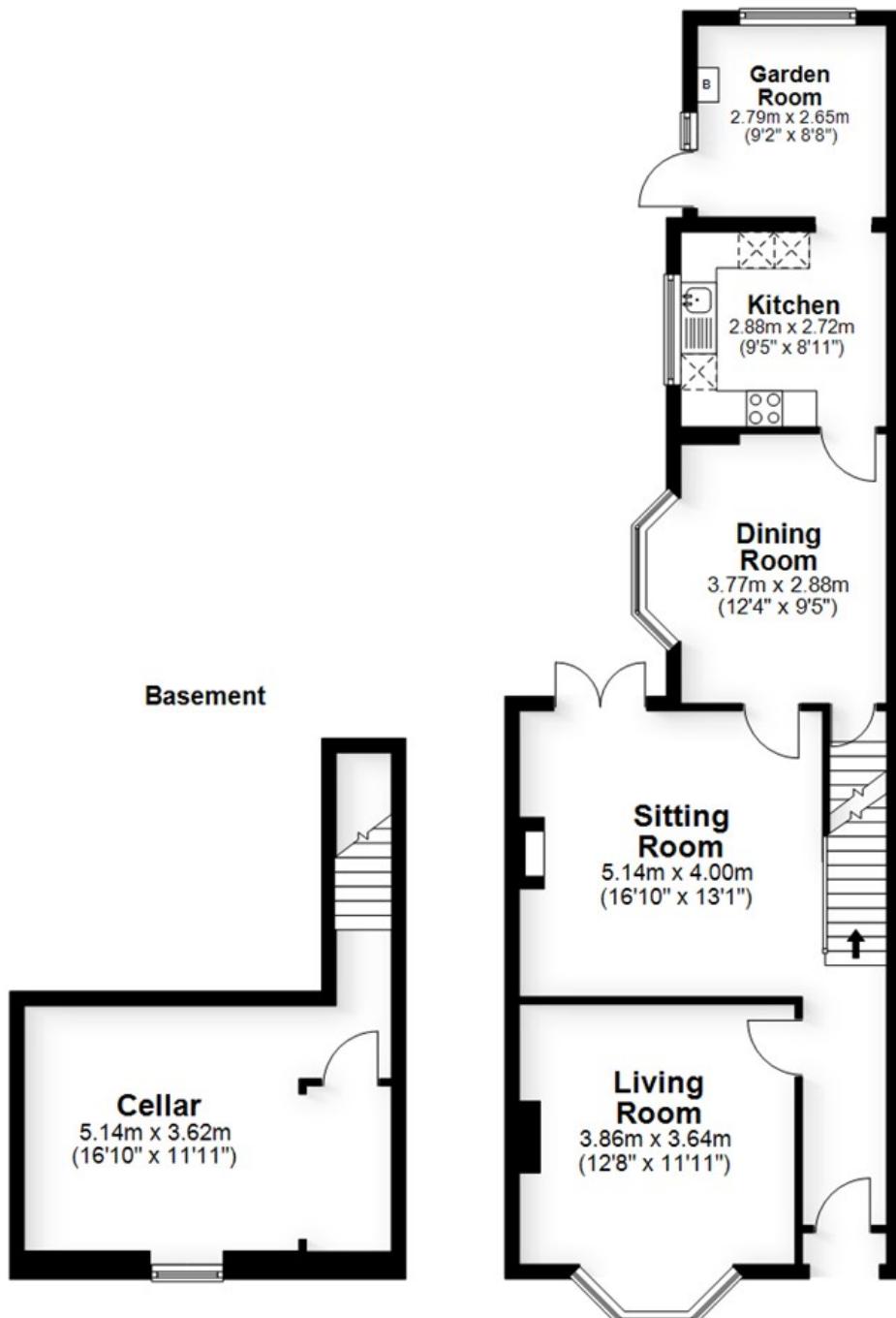
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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

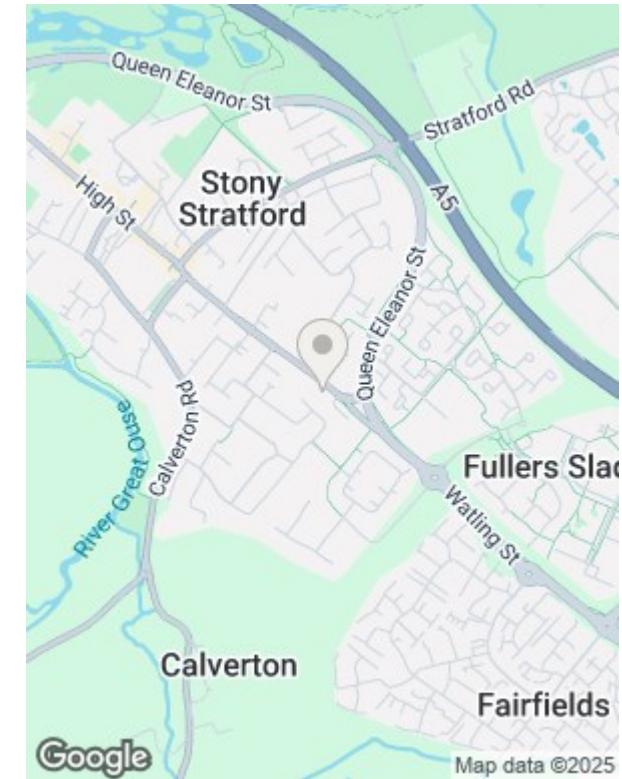


First Floor



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 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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stony@carters.co.uk

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The Property Ombudsman

FINE & COUNTRY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(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

