



Prospect Road, Stony Stratford, MK11 1BL



12 Prospect Road
Stony Stratford
Buckinghamshire
MK11 1BL

£450,000

A stunning period property with spacious accommodation and many character and period features in a wonderful tucked away location close to both the High Street and Riverside Meadows.

The property offers a fabulous blend of modern living with large open plan spaces combined with period charm and is beautifully presented. It has accommodation set on two floors comprising; entrance hall, lounge and dining areas both with period fireplaces, and a large kitchen/dining room. On the first floor there are three double bedrooms, two of which have period fireplaces, and a beautifully appointed bath/shower room. It has a number of period features including four fireplaces, stripped panel doors, and sliding sash windows. The property has an attractive enclosed rear garden.

Prospect Road is a sought-after and tucked away location just one minutes walk from both the High Street and beautiful Riverside Meadows and walks.

Early viewing of this fabulous home is a must.

- Stunning Period Property
- Lovely Setting Close to Centre
- Close to Riverside Walks
- 2 Reception Rooms
- 3 Double Bedrooms
- Beautifully Appointed Bathroom
- Large Kitchen/ Breakfast Room
- 4 Fireplaces
- Stripped Doors
- MUST BE SEEN





Ground Floor

A period front door opens into the entrance hall which has a stripped pine panel door to the living room, original coving, ornate mouldings and stairs to the first floor.

The living room to the front has a period cast iron fireplace with a slate mantelpiece, tiled inserts and a tiled hearth. Cupboard built into the chimney breast recess. Bay window to the front with sliding sash windows. Open plan to the dining room.

The dining room has a wooden fireplace with mantelpiece and tiled inserts. Cupboards and shelving built into the chimney breast recesses and a sliding sash window to the rear. Pine panel door to the kitchen/breakfast room.

The kitchen/breakfast room is a large room with French doors opening to the rear garden and a further door and window to the side. The breakfast area has a quarry tiled floor, which runs through to the kitchen, and space for a table. The kitchen area has an extensive range of floor standing and wall units with solid wood tops and a butler sink. Integrated appliances to include an electric oven, gas hob, extractor hood, fridge/freezer, dishwasher and washing machine.

First Floor

The landing has a storage cupboard, access to the loft and stripped panel doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with attractive views. It has two sliding sash windows and a period cast iron fireplace. Varnished floorboards.

Bedroom 2 is a double bedroom located to the rear with a period cast iron fireplace with tiled inserts and marble surround. Sliding sash window to the rear.

Bedroom 3 is a double bedroom located to the rear with windows to both rear and side.

The beautifully appointed bathroom has a four

piece suite comprising WC, wash basin set in vanity unit with wall mounted tap, free-standing contemporary style bath with wall mounted taps, hand held shower and a separate shower cubicle. Part tiled walls tiled floor and a sliding sash window to the side.

Outside

The neat rear gardens has a large patio area paved with natural stone, and the remainder is laid to lawn. The garden is enclosed by mature hedges to the side and fencing and mature shrubs to the rear with an attractive backdrop of mature trees. Gated rear access.

Heating

The property has gas to radiator central heating. A new boiler was installed in the spring of 2019

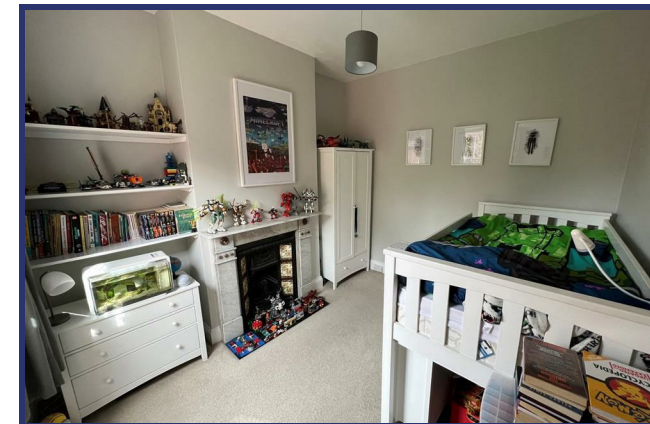
Location - Stony Stratford

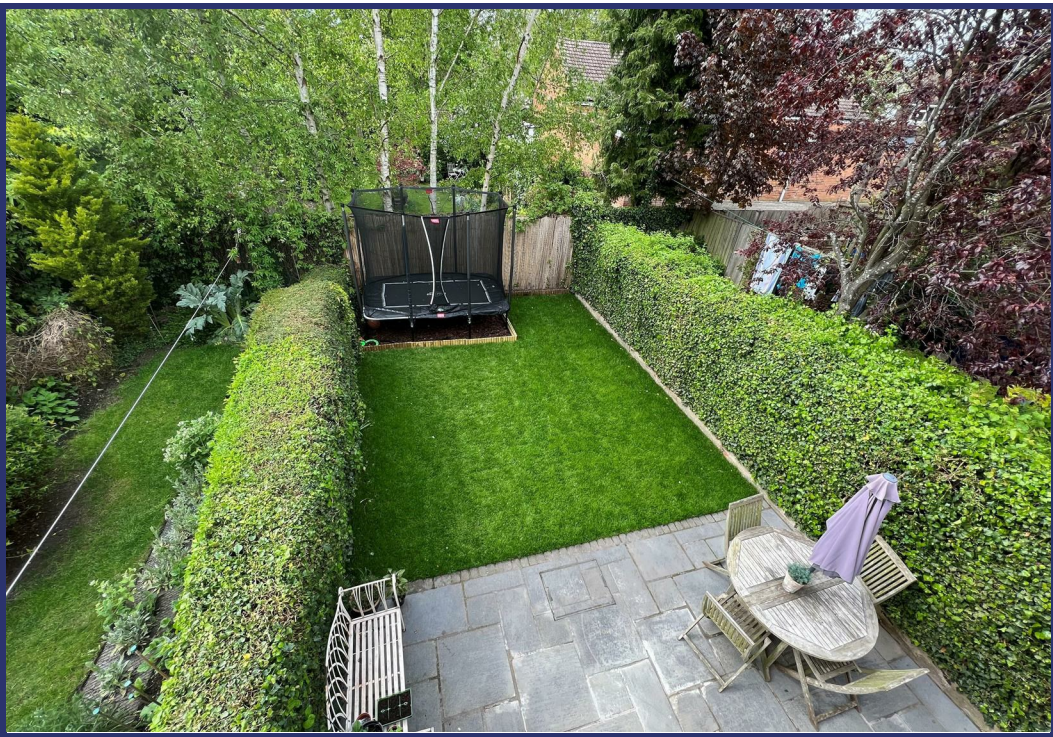
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

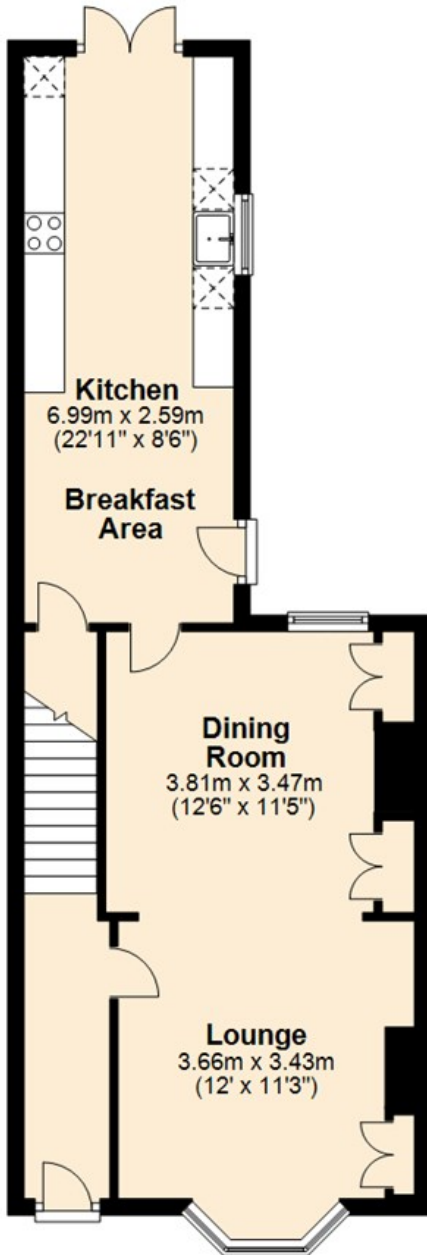






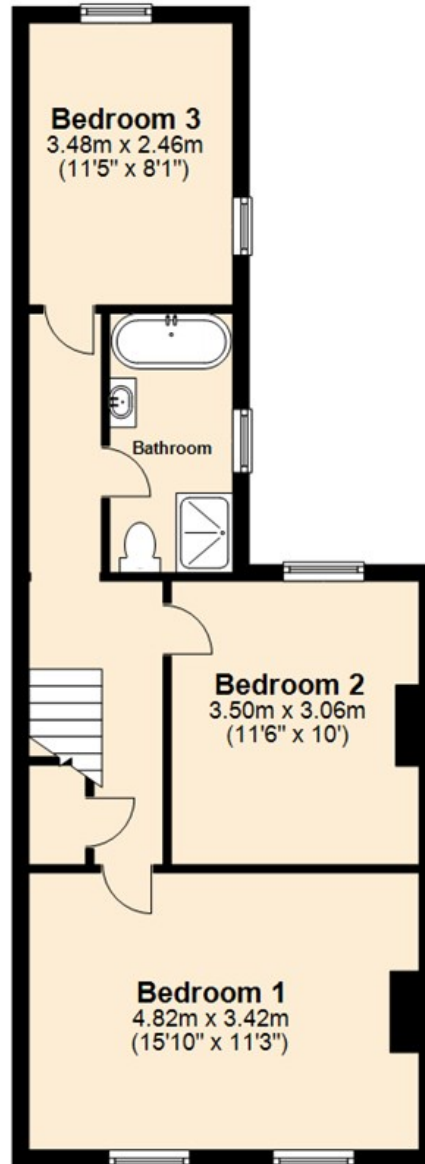
Ground Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



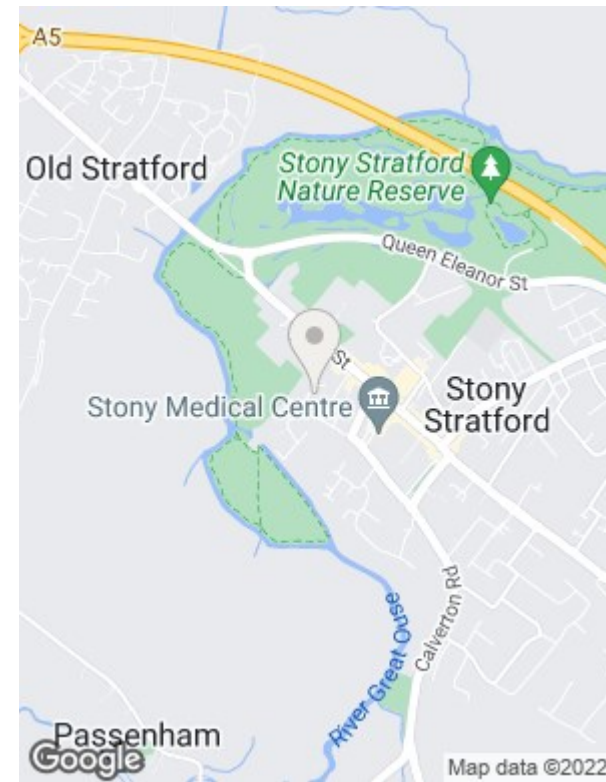
First Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 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 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

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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			83
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

