



Goran Avenue, Stony Stratford, MK11 1HQ



34 Goran Avenue  
Stony Stratford  
Buckinghamshire  
MK11 1HQ

## Offers Over £425,000

**An extended 3 bedroom detached house occupying a corner plot on this popular development within walking distance of both the town centre and some picturesque Riverside Meadows.**

The house has accommodation set on two floors comprising an entrance porch, lounge/dining room, sitting room, kitchen, lobby and a ground floor shower room. On the first floor there are 3 bedrooms and a bathroom. Outside the property has gardens to the front, side and rear, a driveway and single garage.

The property is located on a popular development within easy walking distance of both the town centre and Riverside Meadows and it is offered for sale chain free.

- Extended Detached House
- Corner Plot - Gardens Front, Side & Rear
- Garage & Driveway
- Lounge/ Dining Room
- Sitting Room/ Dining Room
- Ground Floor Shower Room
- First Floor Bathroom
- UPVC Double Glazing
- Electric Heating
- CHAIN FREE SALE





### Ground Floor

The front door opens to the porch which has a part glazed oak door to the living room.

A large L shaped living room/dining room has a window to the front, stairs to the first floor, a feature fireplace and the dining area to the rear has a window overlooking the rear garden. A bespoke, arch, oak and glazed door opening to the sitting room/ dining room.

The sitting room / dining room has a glazed door and side glazed panel opening to the rear garden.

The kitchen has a range of units to floor and wall levels with tiled worktops, sink unit and space for appliances. Window to the rear, and a door to the side lobby.

A rear lobby has a doors to the garage, rear garden and a shower room.

The shower room has a suite comprising WC, wash basin and shower cubicle. Window to the rear.

### First Floor

The landing has a window to the side and attractive 1930's panel doors in a natural wood finish to all rooms.

Bedroom 1 is a double bedroom located to the rear with a range of fitted wardrobes and access to the loft.

Bedroom 2 is a double bedroom located to the front with an airing cupboard.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a suite comprising WC, wash basin and bath, part tiled walls and a window to the rear

### Gardens

The property occupies a good sized corner plot with gardens to the front side and rear. The front garden has a driveway providing off-road parking for one car, a path to the front door. A side gate gives access to the side and rear gardens. The front garden is laid with lawn and enclosed by mature hedge.

The side gardens are laid with gravel with low maintenance in mind and the rear garden has a paved patio, neat lawns and stocked beds and borders with some mature apple trees. The gardens are enclosed by fencing and brick walls.

### Garage

Single garage with up and over door, power and light, window to the rear and an internal door from the rear lobby.

### Heating

The property has electric storage radiators.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

### 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 under take 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

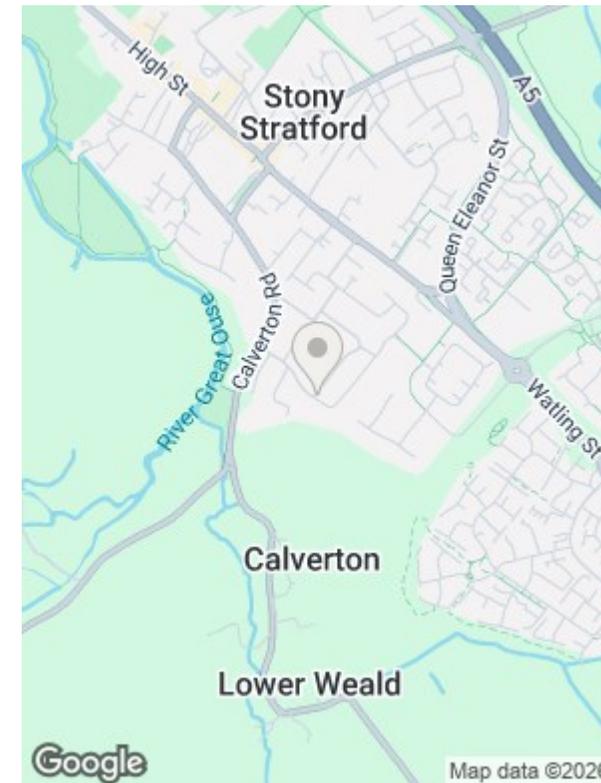
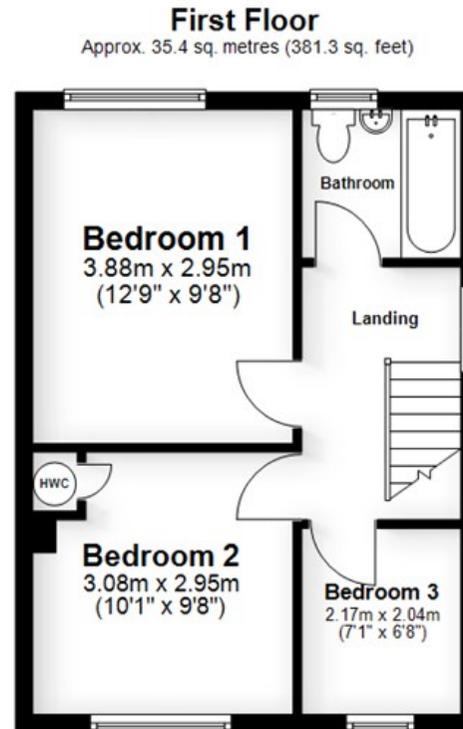
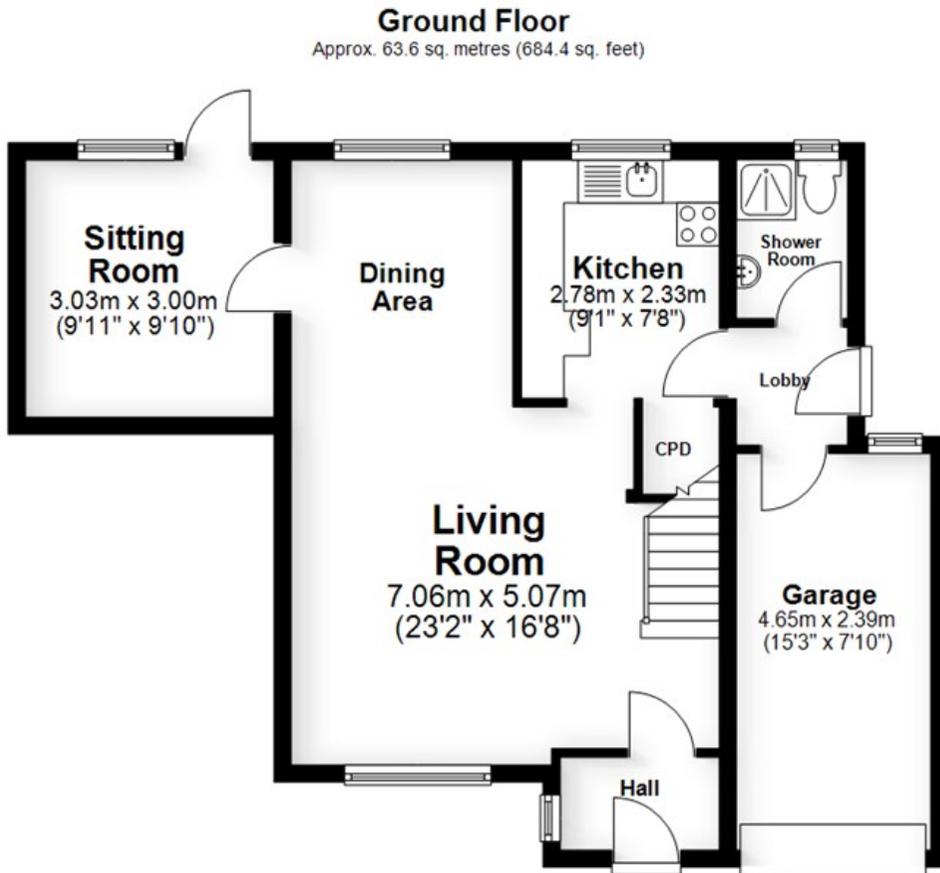
### Disclaimer

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.









### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.