



Park Road, Milton Keynes, MK11 1LF



17 Park Road
Stony Stratford
Milton Keynes
Buckinghamshire
MK11 1LF

£300,000

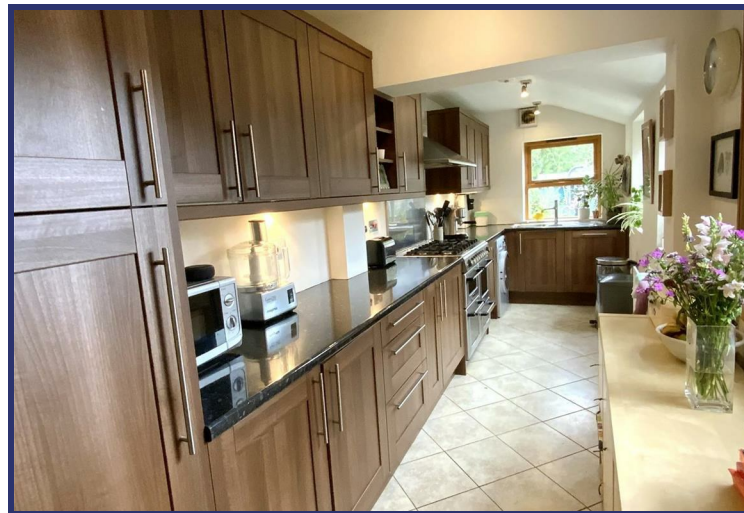
A very well presented and characterful period terraced property with 2 bedrooms plus converted attic, on this popular street just a short walk from both the High Street and some picturesque riverside walks.

The property has accommodation set over three floors comprising, on the ground floor; a large open plan living/dining room with two fireplaces, and a large extended kitchen. On the first floor a landing, two bedrooms - including a large master bedroom with fireplace, and a large bath/shower room. The attic has been converted to provide a further room, currently used as a third bedroom. Numerous period and character features include fireplaces, exposed brickwork and original panel doors. Outside the property has an attractive rear garden and an open outlook to the rear over a garden towards the church yard.

Park Road is a popular street just a short walk from the High Street and some picturesque river side walks. It has unrestricted free on street parking.

This is a lovely characterful home which must be seen.

- Characterful Period House
- 2 Bedrooms + Attic Room
- Large Living/ Dining Room
- Large Fitted Kitchen (21'8")
- Upstairs Bathroom with Shower
- 3 Fireplaces (One with Wood Burning Stove)
- Stripped & Varnished Floors
- Original Panel Doors
- Enclosed Rear Garden
- Close to Town Centre





Ground Floor

The front door opens into the large living/dining room. This dual aspect room has large windows to both the front and rear. The living area to the front as an exposed brick chimney breast and fireplace incorporating a wood burning stove, sliding sash UPVC double glazed window. It is open to the dining area to the rear with an exposed brick chimney breast, sliding sash UPVC double glazed window to the rear. A stripped varnished floor runs throughout the room. Stairs rise to the first floor and a stripped panel door opens to the kitchen.

The large extended kitchen, approaching 22ft in length, has a range of units to floor and wall levels with roll top work surfaces and a 1 1/2 bowl sink unit. Integrated dishwasher and space for all other appliances including a space for a range style cooker. Window to the rear, three windows to the side and door opening to the garden.

First Floor

The landing has stripped panel doors to all rooms with stripped skirting and architrave. Door and stairs lead to the second floor.

Bedroom 1 is a double bedroom located to the front with a period cast iron fireplace, cupboard with stripped panel doors built-in to the chimney breast recess, stripped and varnished floorboards, and a UPVC double glazed sliding sash window to the front.

Bedroom 2 is a single bedroom located to the rear with a cupboard built into the chimney breast recess with stripped panel doors, varnished floorboards, and a sliding sash UPVC double glazed window to the rear.

The large bathroom has a four piece suite in white comprising a WC, wash basin, freestanding rolltop bath with mixer tap and handheld shower attachment and a shower cubicle. Tiled floor, part tiled walls and a vaulted ceiling with some exposed rafters. Window to the rear.

Second Floor

Stairs rise into the converted attic room which has a skylight window to the rear, a range of fitted cupboards and eaves storage cupboards.

Windows

The property has combination of Sliding sash UPVC double glazed windows and timber framed windows in the kitchen

Outside

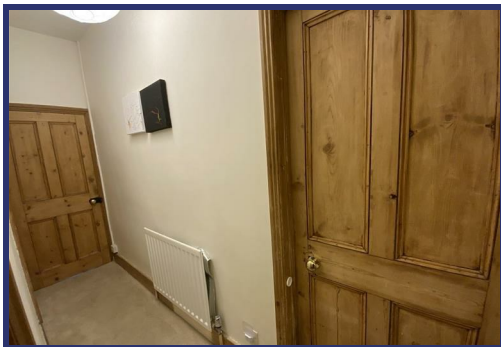
The rear garden has a natural stone paved patio remainder is laid to lawn with stocked beds and enclosed by fencing.

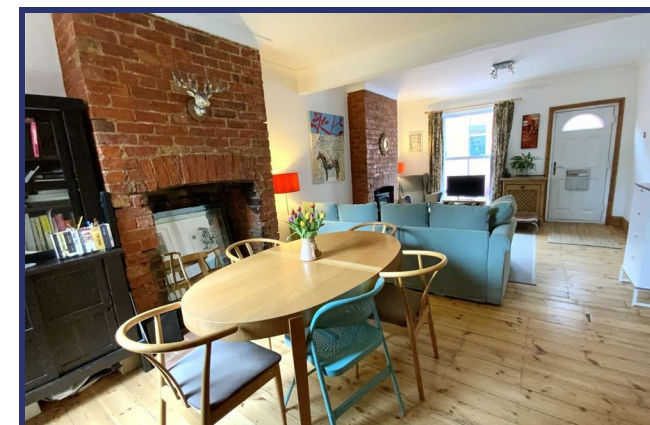
Location - Stony Stratford

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.

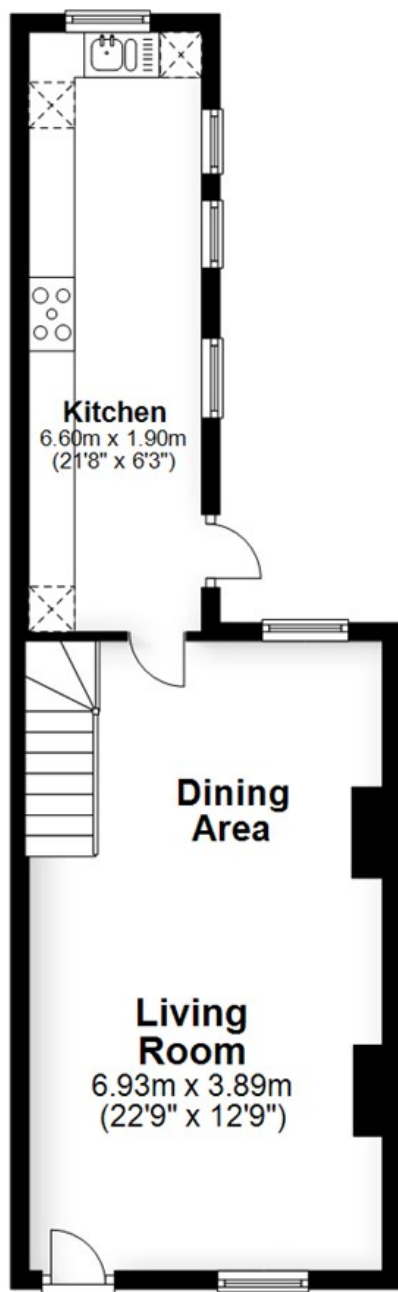
Disclaimer

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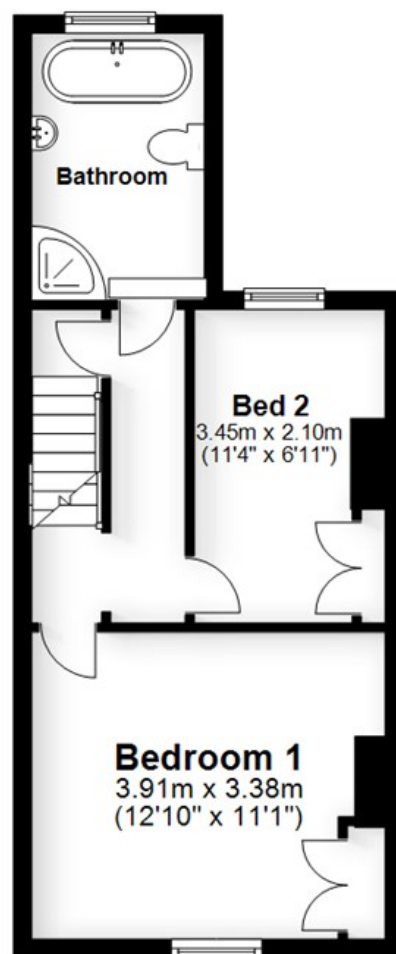




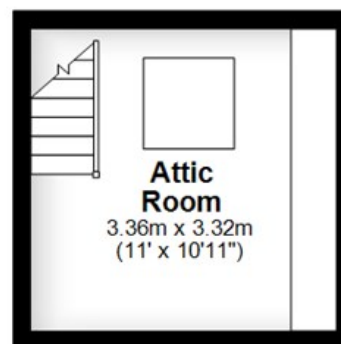
Ground Floor



First Floor



Second Floor



Viewing Arrangements

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

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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	52	76
(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 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.