



**Ancell Road, Stony Stratford Milton Keynes MK11 1DP**

**welcome to**

## **Ancell Road, Stony Stratford Milton Keynes**

Charming 3-bedroom semi-detached home in Stony Stratford featuring a private driveway, inviting living room, spacious kitchen/diner, and a good-sized rear garden. Potential for extension (subject to planning). Ideal for families seeking comfort and community.

### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing and door leading to lounge.

### **Lounge**

Double glazed window to the front aspect, feature fireplace with wood surround and mantle over and tiled hearth, coving to ceiling, radiator and door leading to Kitchen.

### **Kitchen**

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, Ceramic sink and drainer unit with mixer tap over, tiling to splashback areas, electric range style oven with gas hob and stainless steel cooker hood over, integrated fridge/freezer, plumbing for dishwasher, door to understairs cupboard, radiator, double glazed door to the side aspect, double glazed window to the rear aspect and double glazed Patio doors to the rear aspect leading to rear garden.







### **First Floor Landing**

Stairs rising from entrance hall, double glazed obscured window to the side aspect, access to loft space, coving to ceiling, radiator and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the front aspect, coving to ceiling and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, coving to ceiling and radiator.

### **Bedroom Three**

Double glazed window to the rear aspect, coving to ceiling and radiator.

### **Bathroom**

Suite comprising bath with shower over and screen glass, vanity wash hand basin, low level WC, heated towel rail, partly tiled and double glazed obscured window to the rear aspect.

### **Externally**

#### **Front**

Open frontage mainly laid with block paving to proving off road parking

#### **Rear Garden**

Large rear garden mainly laid to lawn with paved patio area for seating and fully enclosed with timber fencing and hedge row.



***view this property online*** [brownandmerry.co.uk/Property/STS108696](http://brownandmerry.co.uk/Property/STS108696)



welcome to

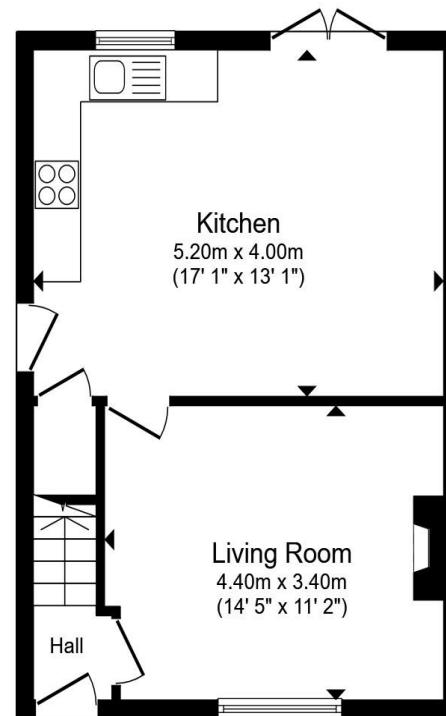
## Ancell Road, Stony Stratford Milton Keynes

- THREE BEDROOMS
- DRIVEWAY
- WALKING DISTANCE TO STONY STRATFORD HIGH STREET
- SEMI-DETACHED
- POTENTIAL TO EXTEND STPP

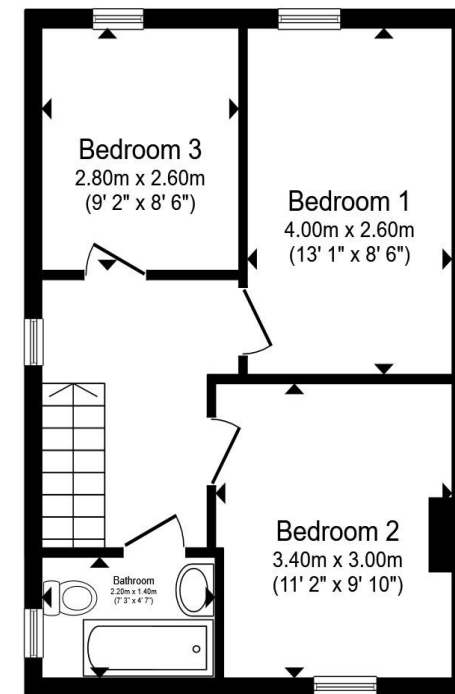
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in excess of

**£325 000**



Ground Floor



First Floor

Total floor area 78.0 m<sup>2</sup> (839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [brownandmerry.co.uk/Property/STS108696](http://brownandmerry.co.uk/Property/STS108696)



Property Ref:  
STS108696 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01908 562011**



[stonystatford@brownandmerry.co.uk](mailto:stonystatford@brownandmerry.co.uk)



65 High Street, MILTON KEYNES,  
Buckinghamshire, MK11 1AY



**[brownandmerry.co.uk](http://brownandmerry.co.uk)**