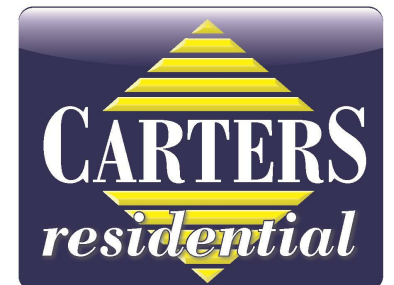




Blenheim Avenue, Milton Keynes, MK11 1EX



18 Blenheim Avenue
Stony Stratford
Milton Keynes
MK11 1EX

£550,000

A rarely available and popular 1930's style property which has been extended to include the addition of a garage, located on one of the towns most sought after streets.

The house has well presented and characterful accommodation which has been extended to both the front and rear and had an attic conversion- now providing accommodation to include an extended entrance hall, cloakroom, 2 reception rooms, and a kitchen/dining room. On the first floor there are 3 double bedrooms and a modern shower room. The attic has been converted to provide an additional room which may suit as a hobby room, study or similar.

Outside there are gardens to the front and rear – the rear garden having a sunny south/ westerly aspect, and a garage.

Blenheim Avenue is a sought after street within comfortable walking distance of both the town centre with an array of independent shops, cafés, restaurants and pubs and some lovely riverside walks.

- Highly Sought After Street
- Popular Extended 1930's Property
- 3 Double Bedrooms - One with Ensuite WC
- Loft Room/ Bedroom
- 2 Reception Rooms
- Kitchen with Space for Small Table
- Cloakroom & Extended Hall
- Character Features
- Good Size South/ West Facing Garden
- Garage





Ground Floor

The entrance hall has a sliding door to the cloakroom and a cloak cupboard.

A cloakroom has a WC and wash basin, window to the front.

The hallway has joinery in natural wood, stained, finish and period panel doors to all rooms. Stairs to the first floor and doors to all rooms.

The dining room, located to the front, has a bay window, varnished floorboards and a Victorian style fireplace with tiled inserts, mantelpiece and hearth.

The living room/dining room has been extended to the rear. It has a feature fireplace, sliding patio doors opening to the rear garden and two high-level windows to the side.

The kitchen has a range of wood fronted units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated appliances include a double oven, gas hob with extractor hood, fridge/freezer, dishwasher and washing machine. Under stairs cupboard, space small dining table and French doors opening to the rear garden.

First Floor

The landing has woodwork in a stained natural wood finish with period panel doors to all rooms.

Bedroom 1 is a double bedroom with a dual aspect – windows to both the front and rear, a range of fitted wardrobes, varnished floorboards and a small ensuite cloakroom comprising WC wash basin and window to the rear.

Bedroom 2 is a double bedroom with a dual aspect – windows to the front and side, a period cast iron fireplace, varnished floorboards and two built-in wardrobes.

Bedroom 3 is a double bedroom located to the rear with an airing cupboard, shelving, and paddle style staircase leading to the converted loft area.

The shower room has a modern white suite comprising WC, wash basin and a double sized shower cubicle, tiled walls and a porthole window to the front.

Second Floor

A small landing which has doors to a loft area with restricted height, and study/hobby room/ bedroom.

The study/hobby room/ bedroom has a sloping ceiling with some restricted head height and two skylight windows.

Garage

Attached brick built Garage with up and over door and an adjoining store area to the rear. Pedestrian access from the rear garden.

Outside

The front is laid with block paving.

The south/ west facing rear garden has been landscaped with a paved patio, lawns and stocked beds and borders. Two trees, large wooden garden shed used as a workshop and a small smaller shed. Enclosed by fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

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

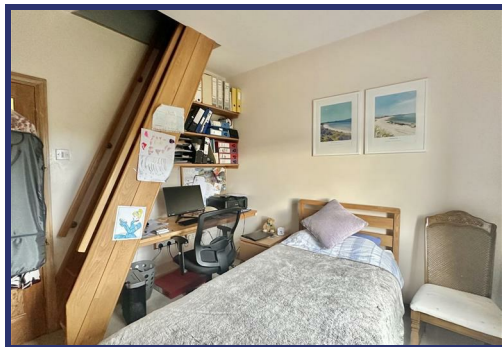
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

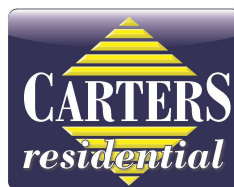
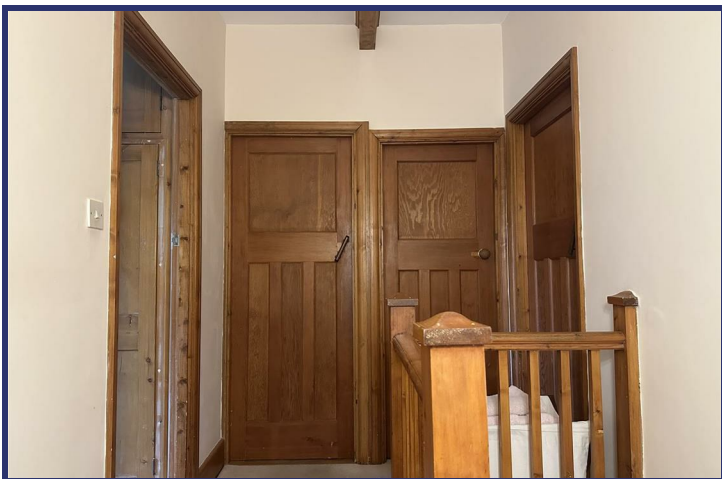
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

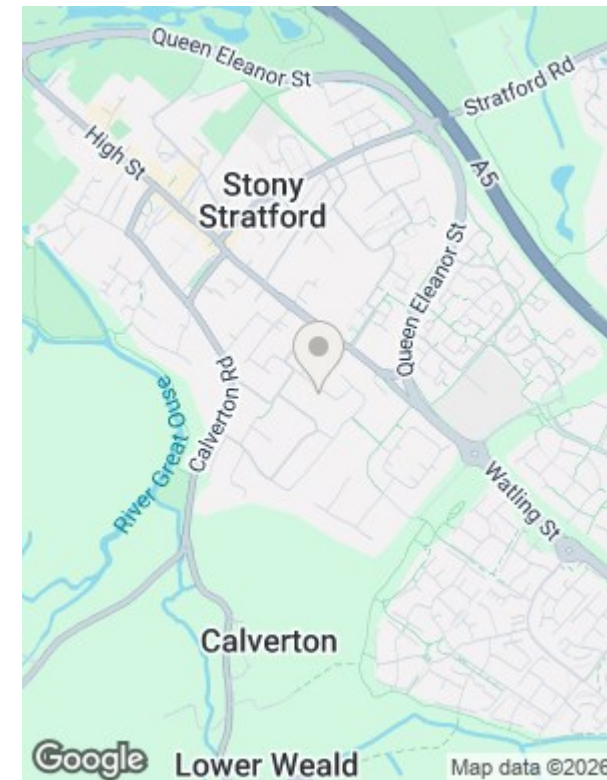
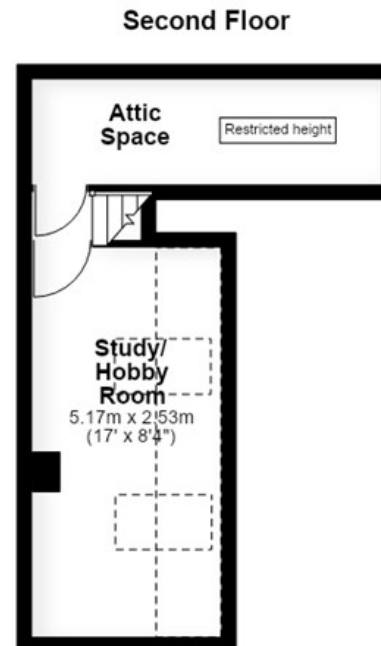
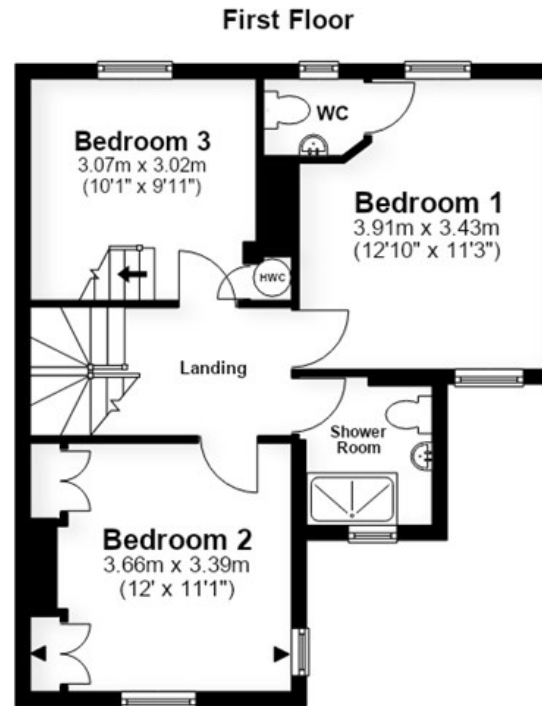
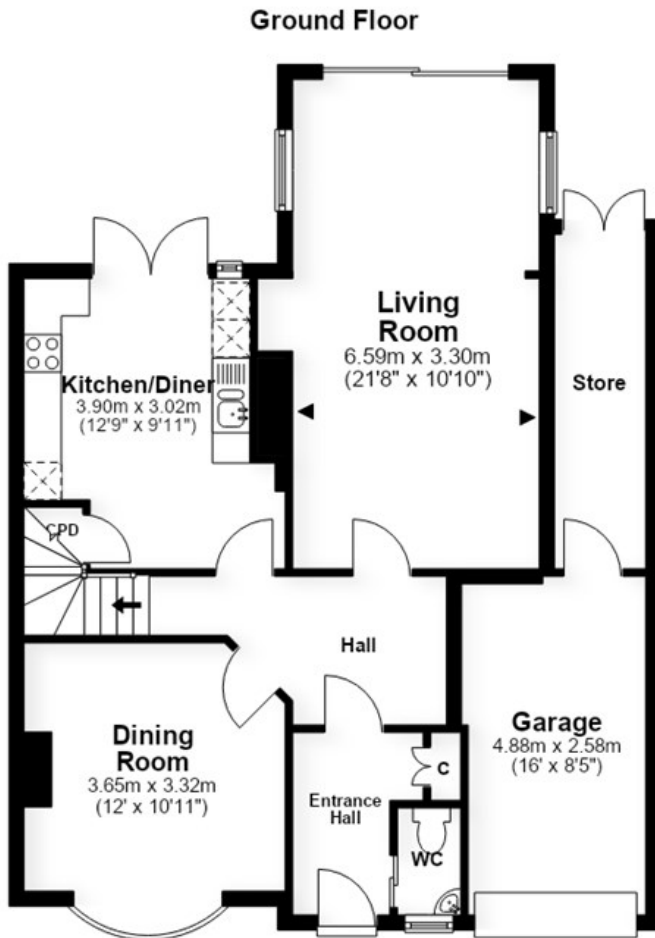
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Viewing Arrangements

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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	42
England & Wales	
EU Directive 2002/91/EC	

