



Prospect Road, Stony Stratford Milton Keynes MK11 1BL

welcome to

Prospect Road, Stony Stratford Milton Keynes

This delightful three-bedroom end-of-terrace home in Stony Stratford combines character and modern living. With inviting reception rooms, a well-equipped kitchen, and a versatile summer house, it offers a perfect blend of comfort and convenience in a vibrant community.

Entrance Hall

Entered via Composite door to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

Lounge

Double glazed window to the front aspect, feature fireplace with mantle and hearth, built in shelving and radiator.

Dining Room

Double glazed French doors to the rear aspect leading to rear garden, feature fireplace with mantle and hearth, wall mounted lights, radiator and opening to kitchen.

Kitchen

Fitted kitchen comprising wall and base units with Quartz worksurfaces over, butler sink with mixer tap over, tiling to splashback areas, electric oven and gas hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, wall mounted boiler, double glazed window to the side aspect, double glazed Velux window and sliding door to inner hallway.

Inner Hallway

Double glazed door to the side aspect leading to rear garden, door to storage cupboard and door leading to bathroom.

Shower Room

Suite comprising shower cubicle with shower over and glass screen, vanity wash hand basin, low level WC, partly tiled, double glazed Velux window and double glazed obscured window to the side aspect.

First Floor Landing

Stairs rising from entrance hall and doors leading to all rooms.

Bedroom One

Double glazed window to the rear aspect, door to built in wardrobes, door to cupboard housing low level WC and radiator.

Bedroom Two

Double glazed window to the front aspect, built in wardrobes and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.



Externally

Rear Garden

Mainly laid with block paving for low maintenance, Mature tree and shrub borders, pathway leading to summer house, fully enclosed with timber fencing and gated side access.

Agents Note

The river ouse flooded in 2020 reaching Prospect Road since then work has been carried out on the River Bank and precautions put in place to prevent this event occurring again. An extra cost of £250.00 a year is payable on top of your Housing Insurance for flood insurance.



view this property online [brownmerry.co.uk/Property/STS108671](https://www.brownmerry.co.uk/Property/STS108671)



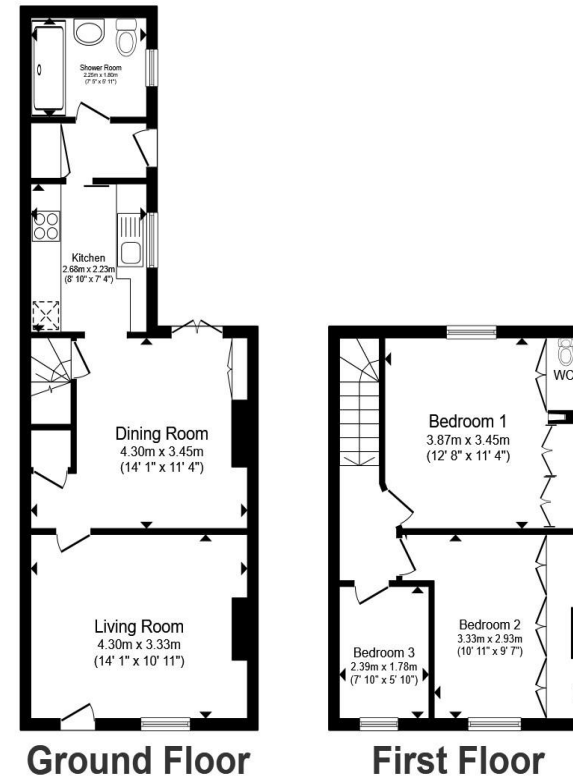
welcome to

Prospect Road, Stony Stratford Milton Keynes

- TWO RECEPTION ROOMS
- THREE BEDROOMS
- END TERRACE
- WALKING DISTANCE TO STONY STRATFORD HIGH STREET
- ON STREET PARKING

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

£350 000



Total floor area 76.0 m² (818 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



view this property online brownandmerry.co.uk/Property/STS108671



Property Ref:
STS108671 - 0003

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



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



brownandmerry.co.uk