



Connells

Ryeland
Stony Stratford Milton Keynes

Ryeland Stony Stratford Milton Keynes MK11 1DB

for sale offers in excess of
£525,000



Property Description

The property is perfectly positioned within walking distance of Stony Stratford High Street, where you will find a charming selection of independent shops, cafés, restaurants and local amenities, all contributing to the town's vibrant and welcoming community atmosphere.

Internally, the home offers generous living space throughout. The ground floor comprises a well-proportioned kitchen diner, ideal for family life and entertaining, along with a separate utility room for added convenience. A comfortable lounge provides the perfect space to relax, while the conservatory offers additional living space with views over the garden. There is also a cloakroom and a versatile fourth/fifth bedroom on the ground floor, which could equally serve as a home office or guest room.

To the first floor, the property features four further bedrooms along with a family bathroom, offering plenty of room for family living.

Externally, the home continues to impress. To the front there is a paved driveway providing ample off-road parking, together with a separate garage. To the rear lies a larger-than-average garden, providing excellent outdoor space for families, entertaining or simply enjoying the outdoors.

Properties of this size and location in central Stony Stratford rarely become available, making this a fantastic opportunity to secure a wonderful family home. Early viewing is highly

recommended.

Entrance Porch

Windows to side aspects and doors to accommodation.

Entrance Hall

Stairs to first floor and doors to accommodation.

Lounge

16' 5" x 11' 10" (5.00m x 3.61m)

Laminate wood flooring and window to garden.

Kitchen / Diner

17' 9" x 9' 10" (5.41m x 3.00m)

Window to rear aspect and doors to lounge and conservatory along with opening through to the utility. Range of wall and base units. Work top and stainless steel sink and drainer. Space for oven and appliance.

Utility Room

10' 6" x 9' 2" (3.20m x 2.79m)

Window and door to rear, range of wall and base units, stainless steel sink and drainer.

Conservatory

15' 1" x 7' 3" (4.60m x 2.21m)

Part brick built with patio doors to garden.

Bedroom 4 / Study

11' 10" x 6' 7" (3.61m x 2.01m)

Window to rear aspect.

Cloakroom

WC, Sink and window to front aspect.

Landing

Access to loft, airing cupboard.

Bedroom 1

13' 1" x 11' 2" (3.99m x 3.40m)

Window to rear aspect.

Bedroom 2

12' 6" x 11' 2" (3.81m x 3.40m)

Window to rear aspect.

Bedroom 3

7' 3" x 11' 2" (2.21m x 3.40m)

Window to rear aspect.

Bedroom 5

9' 10" x 6' 7" (3.00m x 2.01m)

Window to front aspect.

Family Bathroom

WC, Sink unit large walk in shower and window to front aspect.

Outside

Paved driveway to front for several vehicles.

Rear Garden

Large wrap around rear and side garden, mainly laid to lawn with patio area, mature shrubs and boarders.

Garage

Accessible from side door and front up and over garage door.

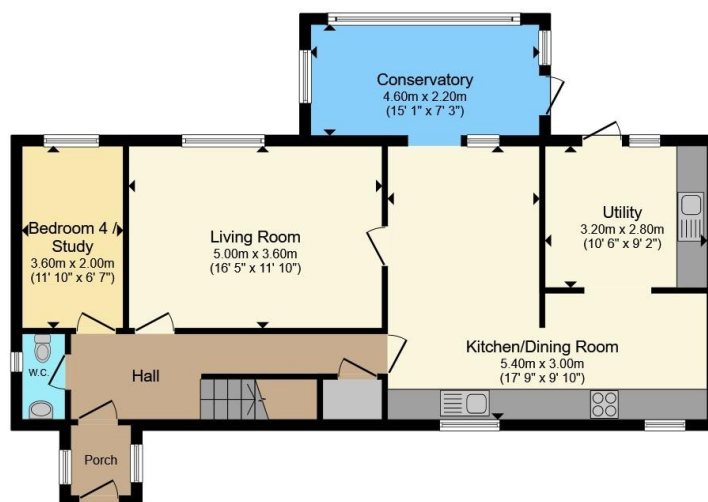
Agent Note

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

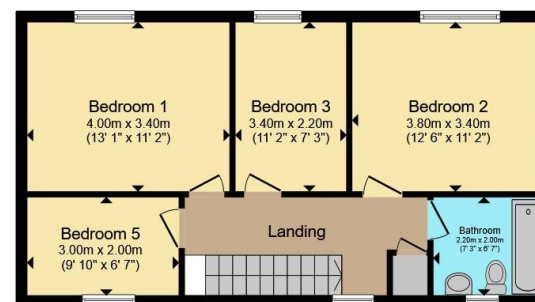








Ground Floor



First Floor

Total floor area 140.7 m² (1,514 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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307712



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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