



Stafford Grove, Shenley Church End, MK5 6AX

Price £280,000 Freehold



This well presented two bedroom mid terrace house is offered for sale with no onward chain, making it an excellent opportunity for first time buyers or investors alike. Situated in a sought after residential area on the south westerly side of Milton Keynes, the property benefits from a range of nearby amenities, ideal for families and professionals.



Stafford Grove

Shenley Church End, MK5 6AX



Shenley Church End is a desirable residential area located to the south westerly side of Milton Keynes. It is a popular family area offering local shops to include very popular schools, a supermarket, medical and dental surgeries, and a leisure centre. Also, there are two churches and open green and play areas. Situated approximately 2 miles from Central Milton Keynes with its main line railway station, large shopping centre and a wide range of leisure facilities, also the old town of Bletchley and Stony Stratford.

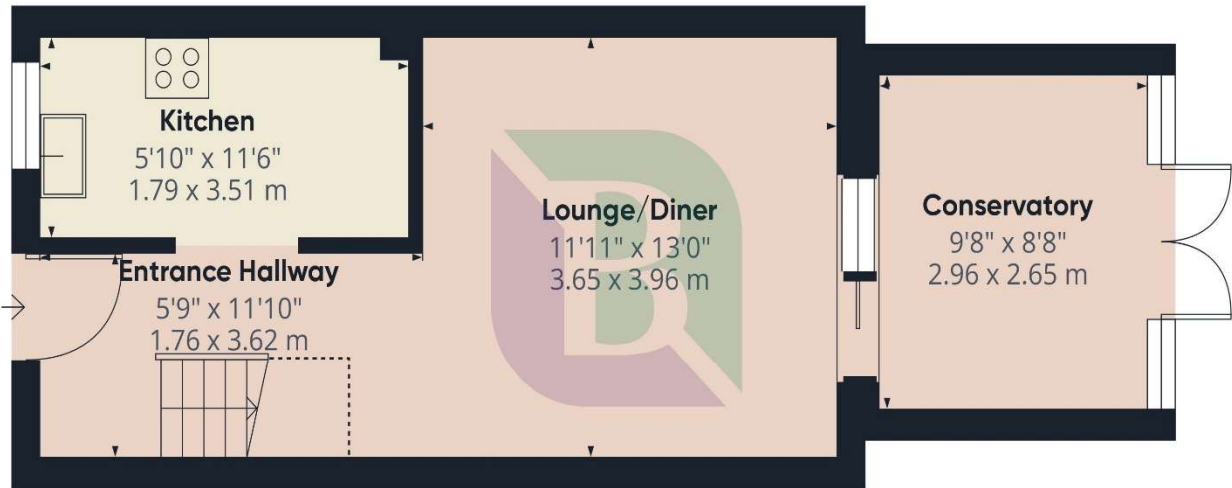


From entrance hall the property offers an open plan feel, featuring open tread stairs rising to the first floor and seamless access to both the kitchen and lounge/diner.

The kitchen is fitted with a range of white units and drawers, complemented by work surfaces incorporating an inset single drainer sink with mixer tap and a gas hob with a chimney style extractor above. A built-in oven and spaces for a washing machine and fridge freezer complete the space. A spacious lounge/diner has patio doors leading out to a conservatory, providing that much needed extra space, with double doors to the rear garden.

From the first-floor landing there is access to the bathroom fitted with a white suite and fully tiled walls, and two double bedrooms.

Externally to the rear is a private garden split level garden, with a patio area stepping down to the lawn with shrubs and trees to the border, to the rear of the garden three steps lead down to a further patio area. To the front is a garden area enclosed by a picket fence and gate. For the car owner there is allocated parking.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
637.88 ft²
59.26 m²

Reduced headroom
14.11 ft²
1.31 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating	
	Current Potential
90-100 A	90
81-89 B	71
72-80 C	
63-71 D	
54-62 E	
45-53 F	
35-44 G	
2-34	
England & Wales	
EPC Rating: 71	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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