



Simpson Road, Fenny Stratford, MK1 1BG
Offers Over £350,000 Freehold



A great size extended two/three bedroom semi detached house located in Fenny Stratford on the Simpson Road. The property is set on a generous size plot and has been extended to the rear to provide an open plan kitchen and dining area from the living room.



Simpson Road

Fenny Stratford, MK1 1BG



Upon entering the property, you are welcomed into the entrance hall where stairs rise to the first floor and a door leads into the living room. This space features a front-facing window and a feature fireplace, and it flows seamlessly into the dining area.

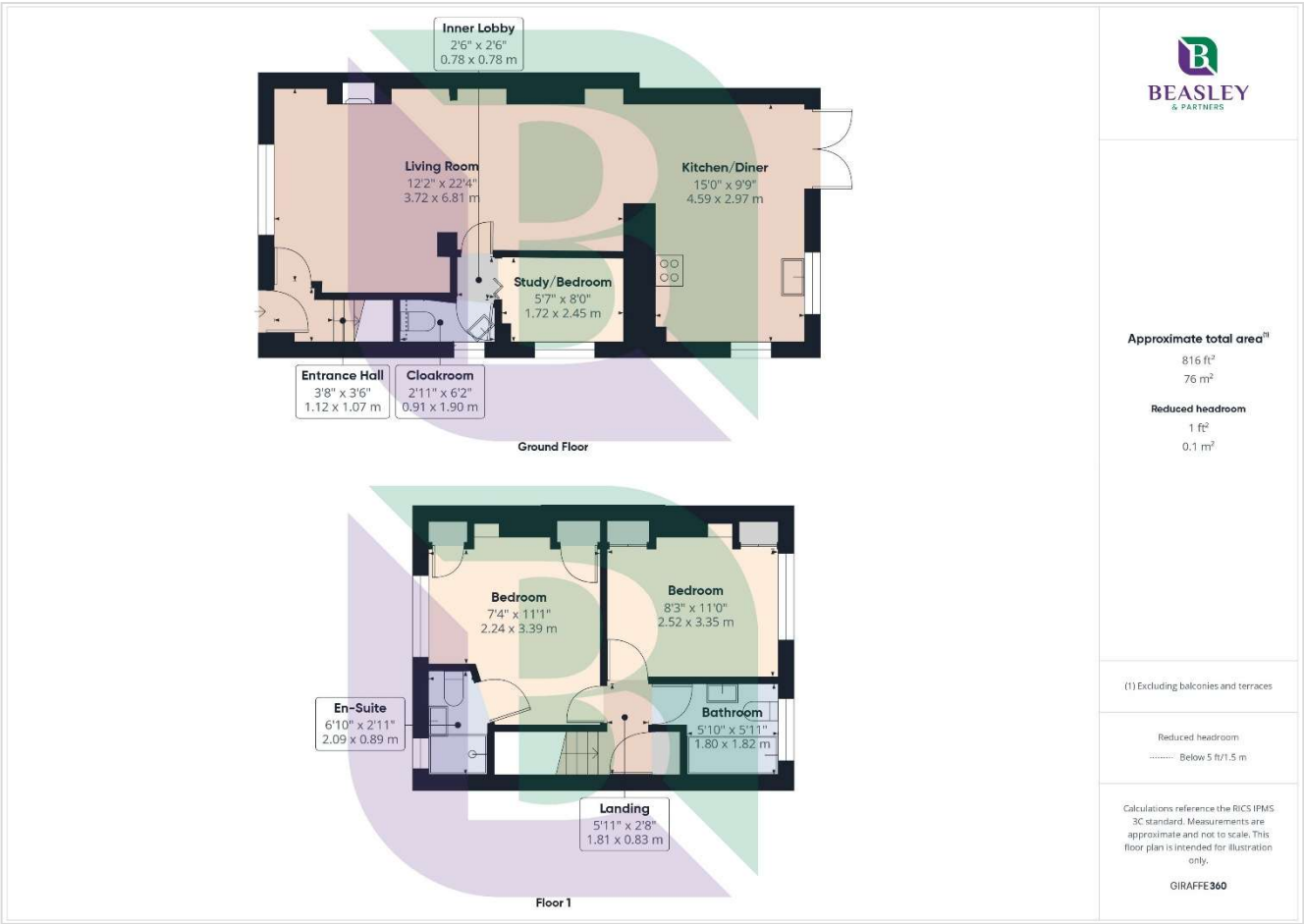
A door from the living room leads to a small inner lobby, giving access to a convenient downstairs cloakroom and a versatile study or third bedroom.

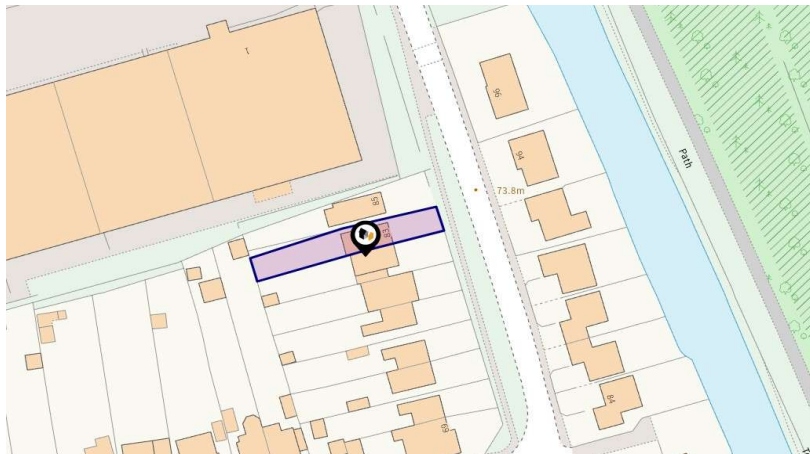
The kitchen/dining area is well appointed with a range of cupboards and drawers, with work surfaces incorporating an inset single drainer sink unit and a gas hob with chimney-style extractor above. There are spaces for a washing machine, dishwasher, and fridge freezer. The room is enhanced by a vaulted ceiling with two velux-style skylights, windows, double doors to the garden and inset ceiling lighting, allowing plenty of natural light.

From the first floor landing there is access the cupboard housing the boiler, loft and two double bedrooms both with built in storage and the primary with an en-suite. There is also the main bathroom fitted with a white suite.

Externally to the rear is a generous rear garden which has a patio area, gated side access to the front and the remainder mainly laid to lawn with plant/shrub borders. To the front is a gravelled driveway providing parking for two vehicles and a lawned area.

The property is situated to the outskirts of the old town of Fenny Stratford bordering the village of Simpson. It is just a short walk to the Grand Union Canal, local pubs, shops and Fenny Stratford railway station with trains running to Bletchley and Bedford. Bletchley High Street is nearby as well as a retail park, a leisure centre, bus station, local schools and parks. Fenny Stratford offers road links to the A5 and Leighton Buzzard by-pass. Central Milton Keynes is approximately a ten-minute drive with its large shopping centre and wide range of leisure facilities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	69	74
	EU Directive 2002/91/EC	

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.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

