

Stony Stratford, Buckinghamshire

MICHAEL GRAHAM







A modern three bedroom semi-detached house with a garage, driveway parking and an enclosed rear garden, for sale with no upper chain.

8 Hastings

Stony Stratford, Buckinghamshire, MK11 1EW

Price £300,000

3 bedrooms

1 reception room

1 bathroom

EPC Rating Band D

The property has been redecorated throughout and has approximately 784 sq. ft. of accommodation which includes an entrance hall with a cloak cupboard and an inner hallway with stairs to the first floor and access to the dual aspect sitting/dining room which measures 25 ft. by 12 ft 6 and has sliding glazed doors to the garden. The kitchen has a range of units with complementary worksurfaces and a sink and drainer with mixer tap beneath a window overlooking the garden. Built-in appliances include an electric oven and four-ring gas hob, and there is space for an under-counter washing machine and a fridge and freezer. On the first floor there are three bedrooms and a bathroom.

The front of the property has a path to the front door and driveway parking for one car ahead of the garage. The rear garden is enclosed by close board fencing and laid to lawn with a shrub border. There is a paved patio accessible from the sitting/dining room and a hardstanding area behind the garage.

- Modern redecorated semi-detached house
- Three bedrooms
- Refitted bathroom
- Sitting/dining room
- Kitchen
- Enclosed rear garden
- Garage and driveway parking
- No upper chain

Additional Information

- Mains Water, Gas, Electricity
- The Local Authority is Milton Keynes Council
- The property is in council tax band C

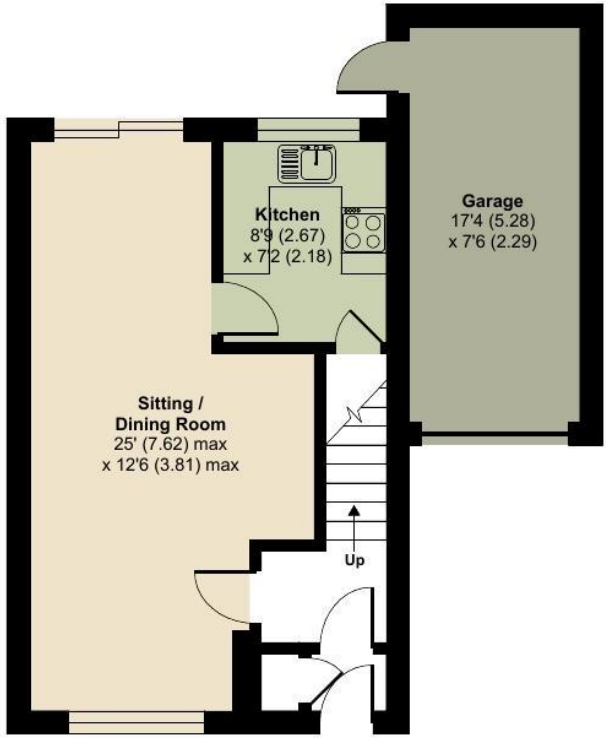
First Floor
On the first floor landing there is an airing cupboard and access to the loft space. The principal bedroom measures 11 ft 8 by 9 ft 8, has a window to the front and a built-in wardrobe. Bedroom two measures 10 ft 4 by 9 ft 8, has a built-in wardrobe and overlooks the rear garden. There is a further bedroom and a refitted three piece bathroom with a WC, a wash basin and a bath with a shower over.



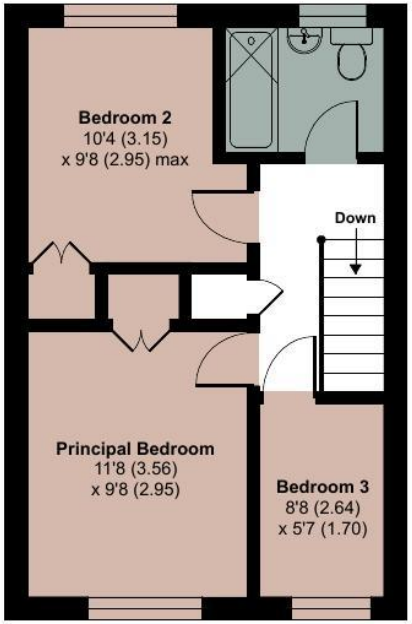




Total = 914 sq ft / 84.9 sq m
Approximate Area = 784 sq ft / 72.8 sq m
Garage = 130 sq ft / 12.1 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1539850

8 miles from M1 junction 14

2 miles from Wolverton station

47 minutes from Euston



Situation and Schooling
Known as 'the jewel of Milton Keynes' Stony Stratford is a market town with shops, restaurants, a health centre, a library, public houses and the Ancell Trust Sports Ground. Russell Street School and St. Mary and St. Giles C of E School offer primary education. The Radcliffe School and Watling Academy offer secondary education and the Royal Latin and Akeley Wood Schools are within a 20 minute drive.

Purchaser Compliance & Administration Fee
To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Michael Graham is legally mandated to conduct compulsory Anti-Money Laundering (AML) and Customer Due Diligence (CDD) checks on all property buyers. While we do not charge a commission fee to the property vendor, a mandatory compliance and administration fee of £54.00 (inclusive of VAT) per person is payable by the purchaser(s). This non-refundable fee covers the cost of third-party electronic identity verification, source of funds auditing, and the associated regulatory administration.
This fee becomes payable upon an offer being accepted in principle and must be fully cleared before a Memorandum of Sale can be issued or solicitors instructed. The payment of this fee does not guarantee the completion of the transaction, and Michael Graham reserves the right to request further verification documentation to satisfy its statutory obligations.

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