



Phoebe's Orchard | Stoke Hammond | Milton Keynes | MK17 9LW

Offers In Excess Of
£200,000

Phoebes Orchard | Stoke Hammond

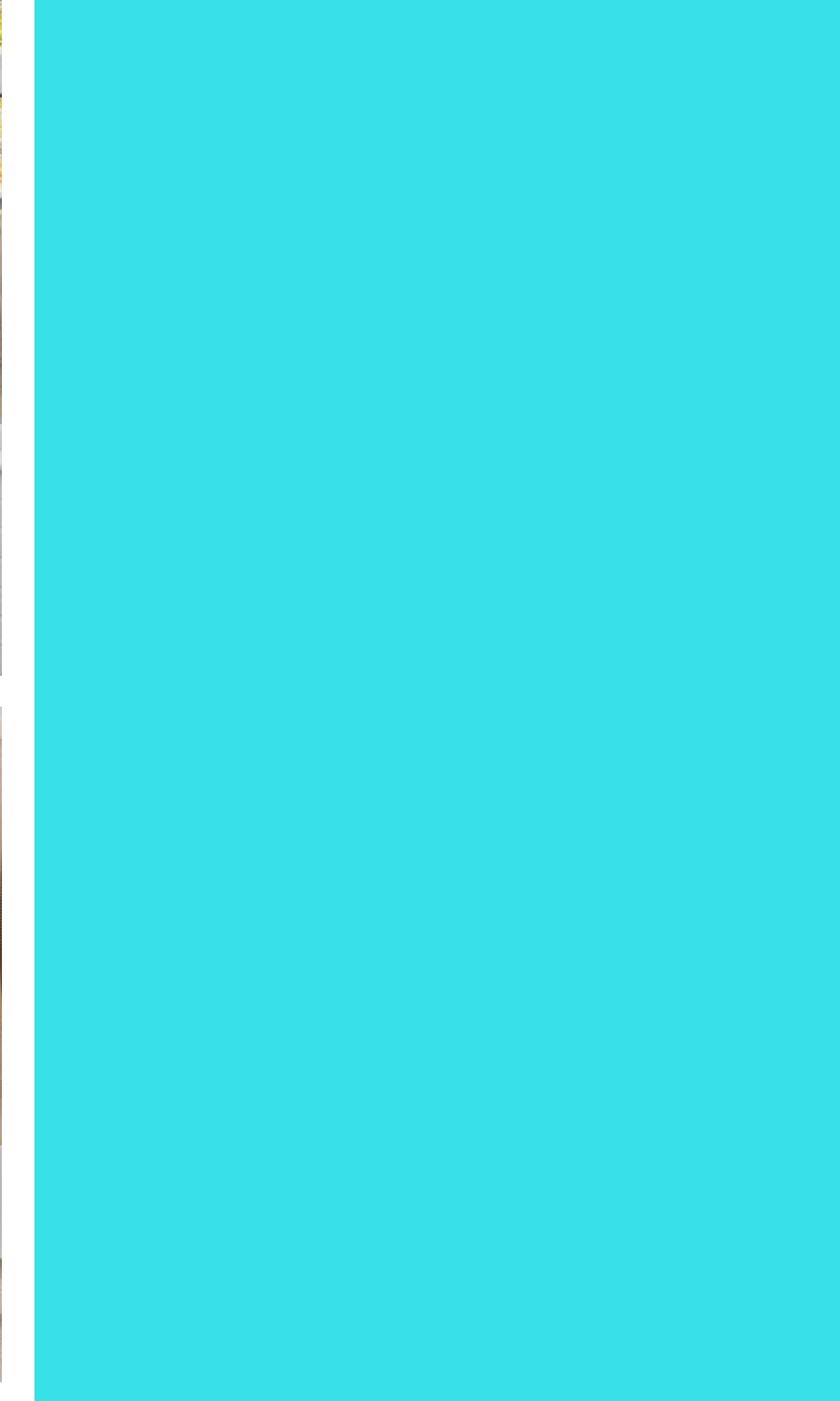
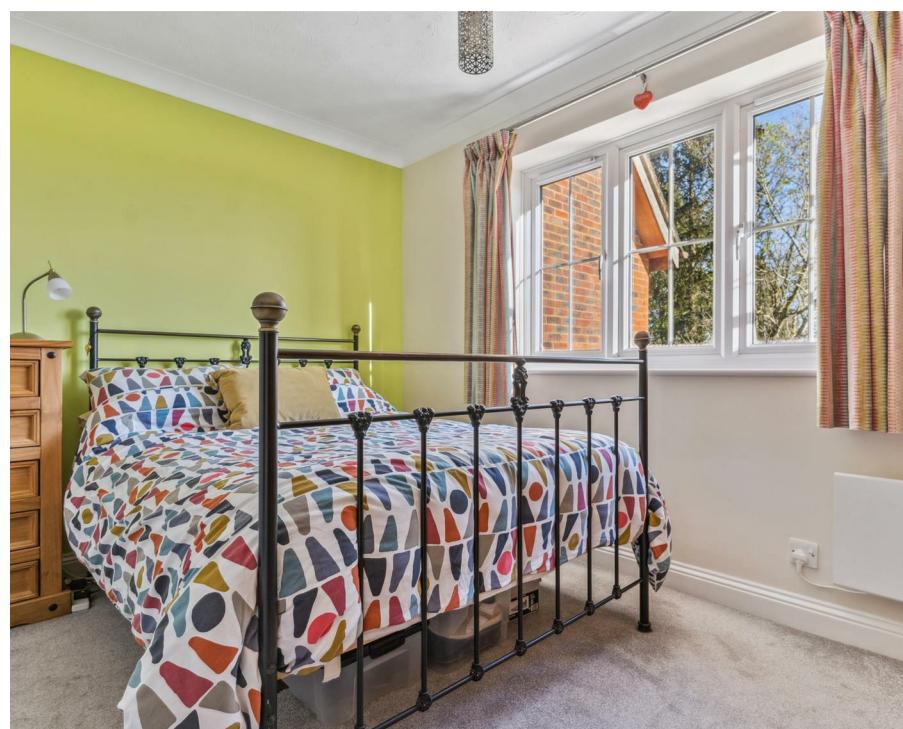
Milton Keynes | MK17 9LW

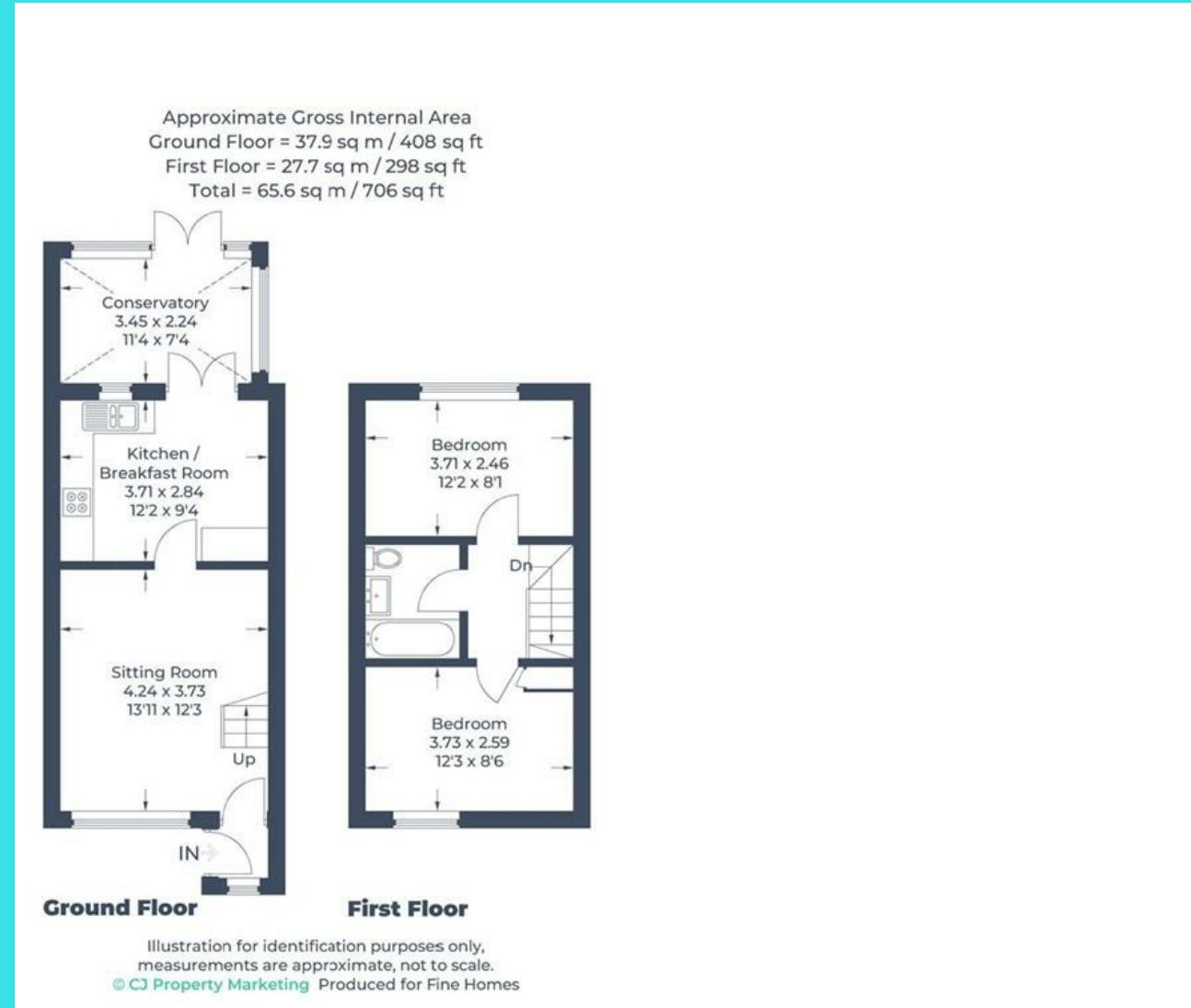
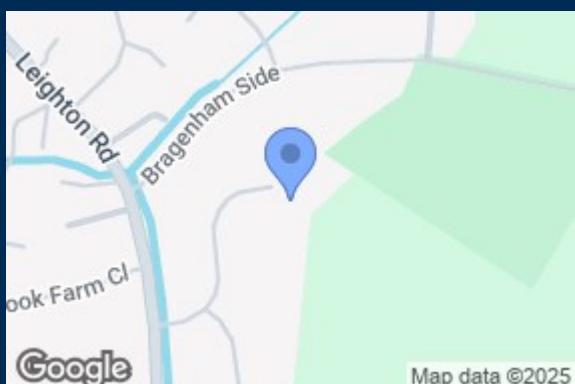
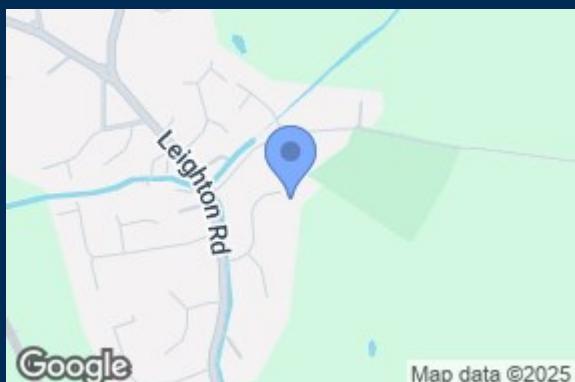
Offers In Excess Of £300,000

An immaculately presented, two double bedroom home, located in the heart of Stoke Hammond. Walking distance from The Dolphin public house and the village post office. The accommodation includes, a spacious living room, modern kitchen diner, conservatory, two double bedrooms and a family bathroom. Enjoying a private garden laid to lawn backing onto open countryside. Benefiting from off road parking for two cars. A short drive from Leighton Buzzard and Milton Keynes for more amenities and transport links direct to London Euston. Sold with a complete upper chain.

- Rarely available home in Stoke Hammond, a perfect first home, second step or downsize.
- Private rear garden with countryside views.
- Short walk to village amenities including post office and pub.
- High specification kitchen diner and modern bathroom.
- Fast commuter trains from Leighton Buzzard to London Euston in 30 minutes.
- Two spacious double bedrooms with modern decor.
- Off-street parking for two cars on a quiet cul-de-sac.
- Surrounded by scenic walking and cycling routes.
- 10-minute drive into Leighton Buzzard and Milton Keynes for shopping and amenities.
- Complete upper chain.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		62
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-91)	A		
(89-89)	B		
(85-88)	C		
(81-84)	D		
(79-80)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Duck End
Great Brickhill
Buckinghamshire
MK17 9AP
01525 261100
enquiries@finehomesproperty.co.uk