



To arrange a viewing
please call 01908 675747

****VIDEO TOUR WITHIN LISTING****

IMMACULATELY PRESENTED throughout, this LOVELY FAMILY HOME benefits from DOWNSTAIRS CLOAKROOM, ENSUITE SHOWERROOM, SINGLE GARAGE, ample PARKING plus a PRIVATE & ENCLOSED REAR GARDEN.

In further details this very well presented property comprises of an entrance hall, living room, large open plan kitchen/diner, utility and cloakroom to the ground floor. Upstairs boasts a spacious master bedroom with ensuite shower room, a further three spacious bedrooms and family bathroom. Outside offers a private and enclosed rear garden with paved patio and she in the back. To the front offers generous driveway with ample parking and single garage.

- Single Garage & Parking
- Ensuite Shower Room
- Private Enclosed Garden
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Separate Utility

LOCATION: WOBURN SANDS

Situated six miles southeast of Central Milton Keynes, Woburn Sands straddles the border between Bedfordshire and Buckinghamshire, with most of its houses and shops in the latter county. The small town is aptly named, as most of it stands on sandy soil and much of it is surrounded by beautiful woodland. The range of high-street shops is fairly extensive. Here you can find that village-type atmosphere within relatively close proximity of Milton Keynes.

THE PROPERTY

LIVING ROOM

11'10" x 10'4"

KITCHEN/DINER

20'11" x 10'2"

UTILITY ROOM

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

13'1" x 9'1"

ENSUITE SHOWER ROOM

BEDROOM TWO

10'4" x 9'6"



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BEDROOM THREE

10'2" x 8'11"

BEDROOM FOUR

9'6" x 5'4"

FAMILY BATHROOM

OUTSIDE

REAR GARDEN

FRONT ASPECT

DRIVEWAY

SINGLE GARAGE



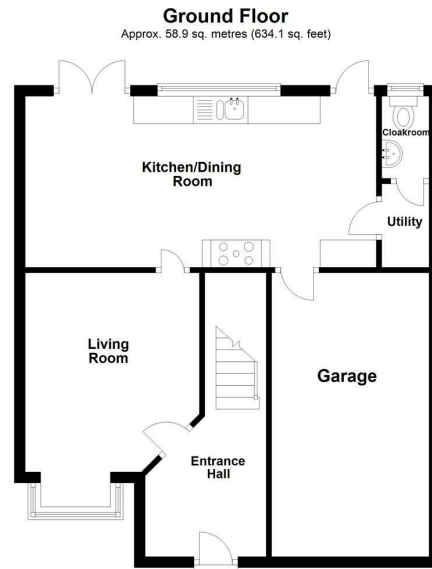
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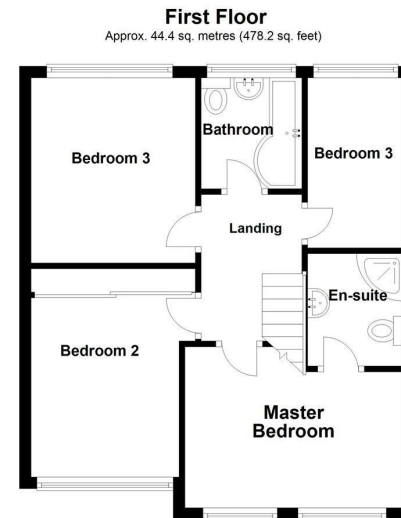
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Total area: approx. 103.3 sq. metres (1112.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

