

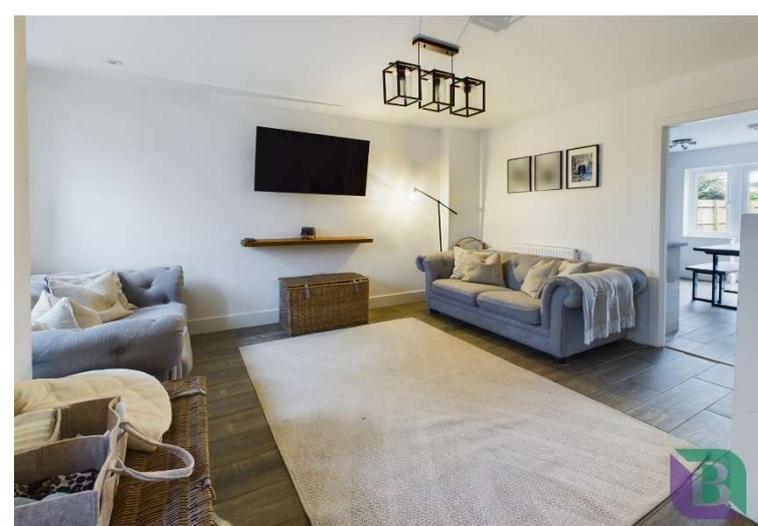


Bedford Road, Aspley Guise, MK17 8DH

Price: Offers Over £425,000 Freehold



This is a beautifully presented three bedroom detached house situated in the sought after village of Aspley Guise. The property is non overlooked to the front with beautiful countryside on your doorstep.



Bedford Road

Aspley Guise, MK17 8DH



Aspley Guise is a village which sits just to the outskirts of Woburn Sands with open countryside on your doorstep. There is a village hall, school, local pub and golf course all nearby, as well as access to Woburn Sands with various pubs, restaurants, shops and boutiques. While a village location you are only a short drive into Central Milton Keynes and road access to the M1 and A421.

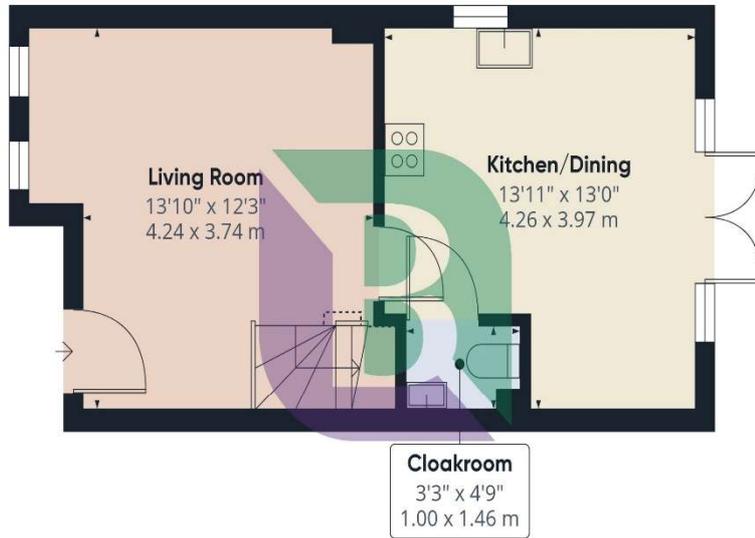


With neutral decor throughout, this home provides a perfect blank canvas to add your personal touch. Upon entering, into the lounge, featuring stairs rising to the first floor and a part panelled glazed door leading to the kitchen/dining area.

The kitchen is well equipped with a range of wall and floor units, integrated appliances including a dishwasher, fridge freezer, and washing machine, as well as a built-in oven and hob with a chimney style extractor. The design is completed with work surfaces, an inset sink with a spray tap, and complementary tiled splash backs. From here, a door leads to the downstairs cloakroom, and double doors open onto the rear garden,

To the first floor are three bedrooms, with the primary bedroom benefiting from built-in wardrobes along one wall. The family bathroom is beautifully appointed with a modern white suite, featuring a wash basin set into a vanity unit and an 'L'-shaped bath with a central mixer tap and overhead shower. The design is completed with part-tiled splashbacks, convenient niches for storage, and a ladder-style towel rail radiator.

Externally to the front and side is off road parking for three vehicles and to the rear is an enclosed garden with patio and lawn.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

682.65 ft²

63.42 m²

Reduced headroom

9.51 ft²

0.88 m²

(1) Excluding balconies and terraces

Reduced headroom

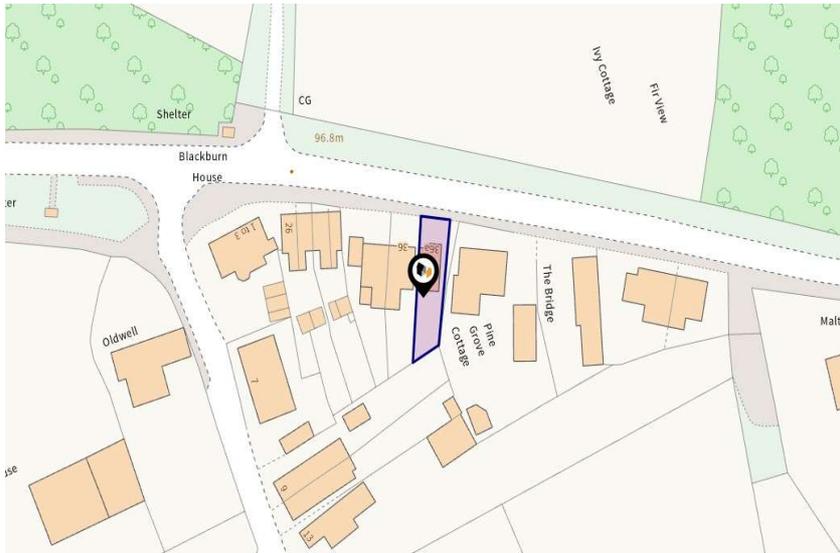
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		95
(81-91) B	82	
(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	

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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