



San Remo Road, Aspley Guise, MK17 8JY

Price £350,000 Freehold



A beautifully presented semi-detached house offering spacious accommodation, located in the highly sought-after area of Aspley Guise. The property boasts a generous rear garden, hardwood oak flooring throughout the ground floor, and a modern kitchen refitted approximately three years ago, complete with built-in appliances.



# San Remo Road

Aspley Guise, MK17 8JY



Located in the picturesque village of Aspley Guise, on the fringes of Woburn Sands, this property offers the perfect blend of village charm and modern convenience. Aspley Guise boasts a community hall, a local school, a pub, and a golf course, while nearby Woburn Sands offers a variety of pubs, restaurants, shops, and boutiques. Additionally, Central Milton Keynes is just a short drive away, providing excellent road access to the M1 and A421.

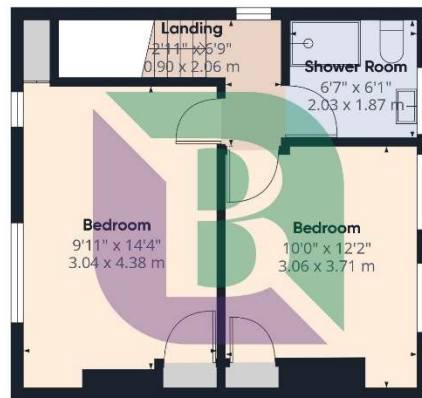
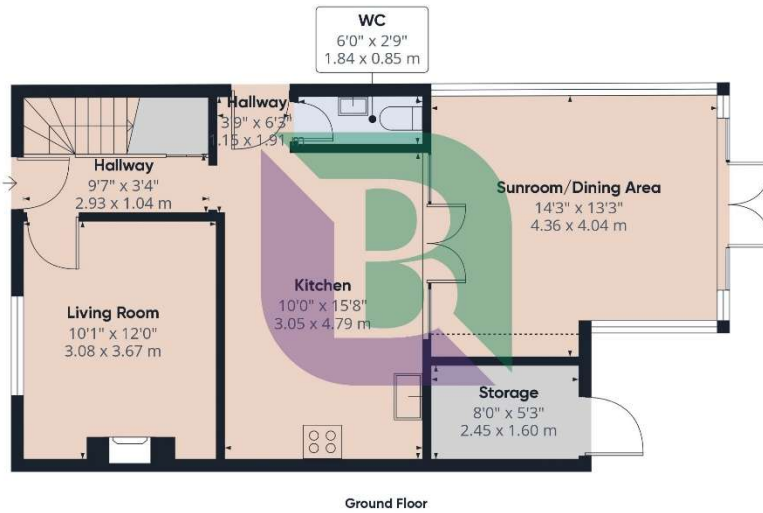


Upon entering the house, there is an immediate sense of brightness and warmth. The entrance hallway features stairs rising to the first floor, a door leading to under stairs storage, and a multi paned door opening into the living room. The living room exudes a cosy ambiance, further enhanced by a charming log burner, perfect for those chilly evenings.

Moving into the kitchen, which was thoughtfully refitted approximately three years ago, the space is modern and functional. It features inset ceiling lights and a range of units and drawers, complemented by work surfaces with a built-in sink and a five-ring gas hob with an extractor fan above. The metro style tiled splash backs add a stylish touch. Integrated appliances include a dishwasher, fridge freezer, and washing machine, as well as a built-in double oven and microwave, making the kitchen both practical and contemporary. From the kitchen, a barn style door provides access to the side of the property, along with a door leading to the downstairs cloakroom. Double doors with glazed side panels open into the sun/dining room, a fantastic and versatile additional space. This room boasts a vaulted ceiling with inset ceiling lights, creating a bright and airy atmosphere, and double doors that lead directly to the garden, making it perfect for entertaining or simply relaxing while enjoying the outdoor views.

From the first-floor landing is access to two double bedrooms both with a built in storage cupboard to the side of the chimney breast and the shower room which is fitted with a walk in shower, wc and wash basin set into a vanity unit.

Externally, the front of the property features a low maintenance garden with steps leading up to the front door and gated side access. The rear garden offers a lovely outdoor space, including a patio area with steps descending to a lawn with various plants and shrubs. Additionally, there is an outbuilding providing useful storage.



**Approximate total area<sup>(1)</sup>**  
 941.86 ft<sup>2</sup>  
 87.5 m<sup>2</sup>

**Reduced headroom**  
 7.52 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

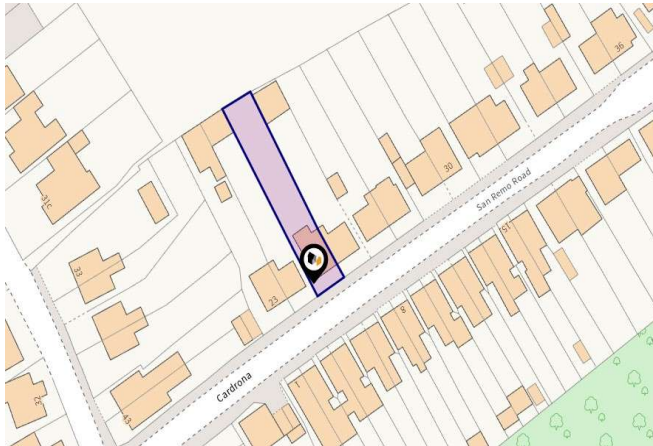
Reduced headroom  
 Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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  
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