



Tansley Lane, Woburn Sands, MK17 8GH

Price: £465,000 Freehold



This modern townhouse provides versatile living accommodation arranged over three floors. The property has been thoughtfully reconfigured to include a fifth bedroom, while the ground floor boasts an open plan living area, perfect for modern family life.



Tansley Lane

Woburn Sands, MK17 8GH



Situated just off the Station Road in Woburn Sands, with a pond and green areas in close proximity as well as local schools. The main hub of Woburn Sands is also close by with its high street where you will find a variety of shops, boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. Woburn Sands also has a railway station with lines to Bedford and Bletchley.

Milton Keynes, approximately a 10- 15 minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is also good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world-renowned Woburn Golf course.



From the entrance hallway, stairs rise to the first floor, and doors provide access to the downstairs cloakroom, kitchen area, and dining/family area. The kitchen is fitted with a range of units and drawers, complemented by work surfaces that incorporate a gas hob and a one-and-a-half bowl sink unit with a mixer spray tap. Additional features include a built-in oven, chimney style extractor, integrated fridge freezer, and space for both a washing machine and a dishwasher. The kitchen seamlessly flows into the dining and family area, which benefits from double doors leading out to the garden.

The first-floor landing features stairs rising to the second floor and provides access to the lounge, currently utilised as a playroom, as well as a double and a single bedroom. Completing the first floor is the family bathroom, fitted with a modern white suite. The bath includes a shower and wall mounted taps, complemented by feature niches in the wall for added style. The wash basin is set within a sleek drawer vanity unit.

To the second floor are two double bedrooms and a single bedroom, with the primary double featuring built-in wardrobes along one wall. Additionally, there is a second bathroom fitted with a modern white suite, providing added convenience for the household.

Externally, the front of the property features a small, low maintenance garden area and off-road parking for two vehicles. The rear garden is fully enclosed and laid with artificial lawn, offering a practical and easy to maintain outdoor space.

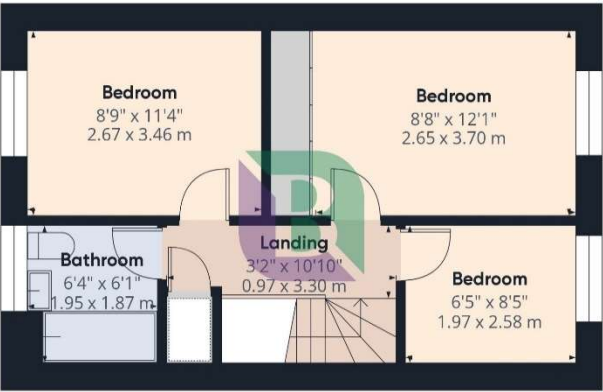
The property also has the addition of solar panels for hot water.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1085.1 ft²
100.81 m²

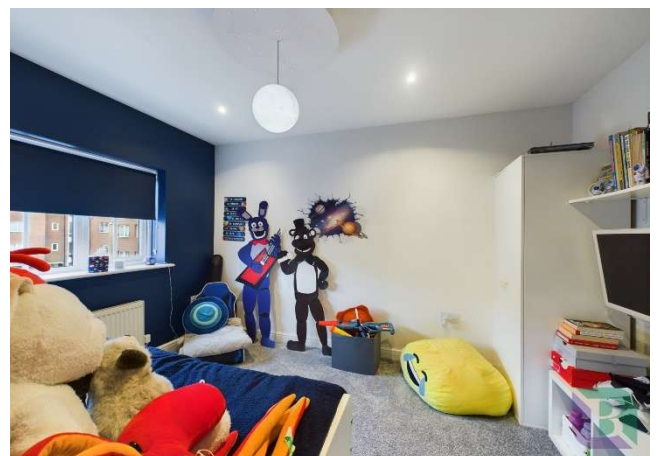
(1) Excluding balconies and terraces

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		
(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	

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
Woburn Sands
Buckinghamshire
MK17 8RL

