



Walton Road, Wavendon, MK17 8LY

Price £375,000 Freehold



A deceptively spacious and delightfully presented two bedroom character cottage, nestled away in the sought after residential location of Walton Road, Wavendon. Situated on a desirable corner plot with large rear gardens, the perfect balance of character and spacious living awaits you in this home.



Walton Road

Milton Keynes, MK17 8LY

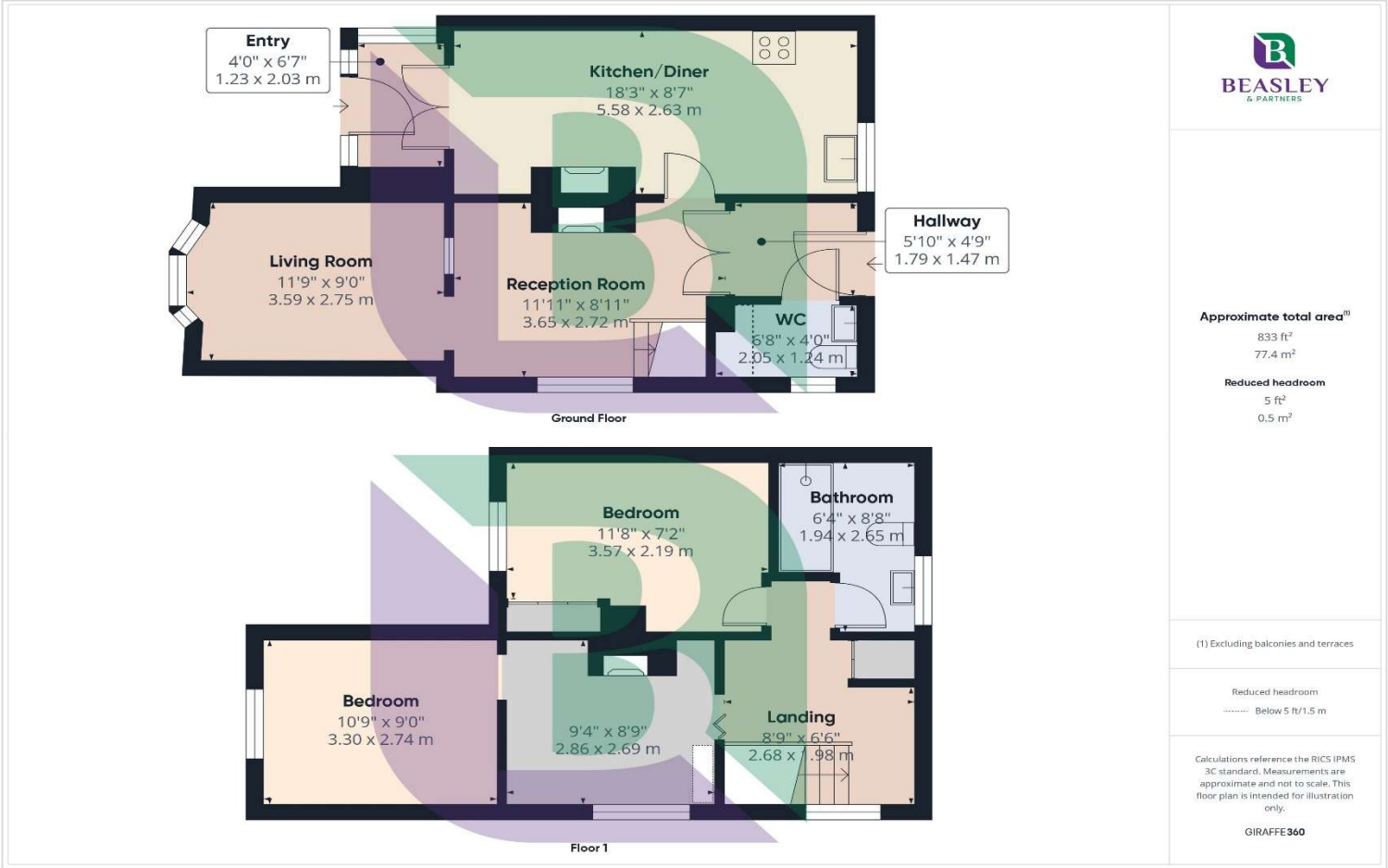



Wavendon is located between the modern City of Milton Keynes and old town of Woburn Sands. In close proximity is a popular gastro pub, church, recreation ground, community centre and garden centres. Nearby is the Kingston Retail Park with a range of shops, large supermarket and restaurants or the old town of Woburn Sands with a variety of shops, boutiques, restaurants and pubs. Wavendon is ideally located giving good access to A421 Bedford Bypass and the M1.



Nestled down in the sought after village of Wavendon sits this beautiful two bedroom cottage, situated on a deceptive yet generous plot with an abundance of charming character. Benefiting from ample amounts of off street parking and a picturesque south east facing garden, thoughtfully landscaped in two parts from the patio entrance to the large lawn area and well positioned summerhouse. Upon entering the property through the quaint entrance porch, you're invited into a spacious kitchen/diner with exposed beams and feature stove cooker, a great space for cosy family evenings or entertainment. A central lobby room with traditional coal fireplace then leads on to the snug lounge with bay fronted windows, filled with natural light and period charm. The downstairs further benefits from a downstairs cloakroom next to the stable style doors leading out on to the garden. Upstairs has been quite smartly configured to enable two double bedrooms and a versatile walk through room, perfect for a dressing area, study or nursery, The family bathroom has been well kept and comprises of a walk in shower unit and floor to ceiling tiling surrounding.

This rare gem of a home offers a unique opportunity to enjoy a village lifestyle with all the benefits of the modern convenience of local amenities and local transport links, whether you're looking for charming character and space, or a peaceful garden retreat style home, this property ticks all the boxes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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

