



**BEASLEY**  
**& PARTNERS**

Elm Grove, Woburn Sands, MK17 8QA

Price £590,000 Freehold



Offered for sale with no onward chain, this immaculate four bedroom link detached house has been comprehensively refurbished and extended on the ground floor to provide additional living space. The property also benefits from a surprisingly large garden of approximately 150ft, featuring a unique private jetty overlooking the pond.



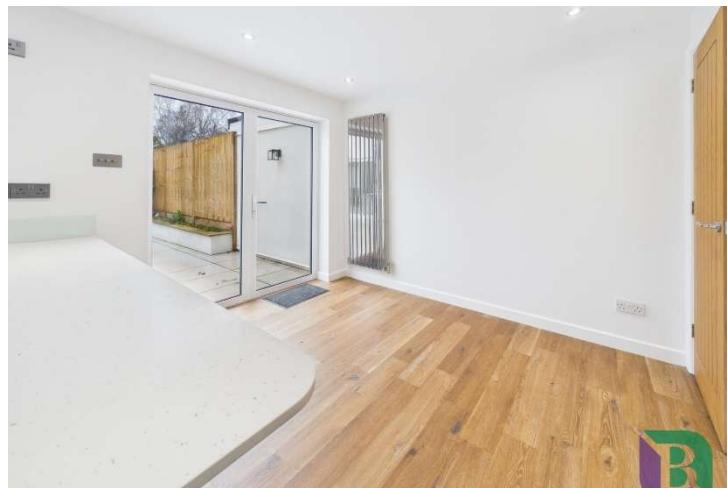
# Elm Grove

## Woburn Sands, MK17 8QA



Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, a bowls club, tennis club and garden centres close by. 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 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.



With an emphasis on creating a light and airy home, the property has been thoughtfully improved to a high standard, featuring bi-fold doors, LED downlighting, solid oak internal doors, Karndean flooring, and new carpets. The kitchen, family bathroom, ensuite, and cloakroom have all been completely remodelled and refitted. The attention to detail continues with new gas combination boiler, wireless control thermostat, heated towel rails and the house has been recently rewired.

A true highlight of the property is the surprisingly large rear garden, which features a newly laid patio and lawn. The owner has also created a decked jetty with a glass balustrade, perfectly positioned to take advantage of the westerly facing pond side setting, providing an ideal space for evening barbecues and enjoying the tranquil outlook.

The entrance hall is generously proportioned and benefits from a skylight that allows natural light to flood in. Features include a contemporary chrome vertical radiator and stairs rising to the first floor with a glass balustrade. Doors provide access to the study, cloakroom, ground-floor bedroom with en-suite, and the living room. Double part glazed sliding doors lead through to the kitchen/dining area, while a further glazed door opens onto the rear patio.

The ground-floor bedroom is a versatile room and would make an excellent space for teenagers or even sectioning off for a granny flat, featuring bi-fold doors opening onto the rear patio and benefiting from its own private en-suite with a walk-in shower. Both the living room and study enjoy windows overlooking the front garden.

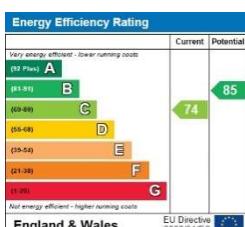
The kitchen has been completely refitted and features a rear-facing window, a comprehensive range of units, and Caesarstone quartz work surfaces incorporating an inset sink with mixer tap and an induction hob with chimney-style extractor above. Integrated appliances include a dishwasher, double oven, and fridge/freezer.

The dining area is enhanced by a contemporary chrome vertical radiator and double doors opening onto the rear patio. The owners have also made excellent use of the spacious walk-in under-stairs cupboard, creating a practical laundry area with shelving, storage, and space for a washing machine and tumble dryer.

The first-floor landing provides access to the part-boarded loft and three generously sized bedrooms. Completing the first-floor accommodation is the family bathroom, fitted with a stylish white suite.

Externally, the property is approached via a newly laid resin bound driveway providing private parking for four to five vehicles, complemented by planted borders and enclosed boundaries. The rear garden features a new porcelain patio with courtesy lighting, a sensor floodlight, external tap, and power sockets. A newly laid lawn extends to the far end of the garden, bordered by mature trees and shrubs, with hedged and fenced boundaries. A standout feature is the purpose-built decked jetty with glass balustrade, which cantilevers over a large pond, offering a tranquil outlook and an ideal setting for barbecues and outdoor entertaining.





## 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

