



San Remo Road, Aspley Guise, MK17 8JY

Offers Over £350,000 Freehold



Offered for sale with no above chain is this delightful period semi detached house situated in the much sought after area of Aspley Guise. Extended to the rear and with a loft conversion providing a third bedroom. The property is well presented and benefits from a generous rear garden.



San Remo Road

Aspley Guise, MK17 8JY



Located in the picturesque village of Aspley Guise with countryside on your doorstep, on the fringes of Woburn Sands, this location 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, and providing excellent road access to the M1 and A421.



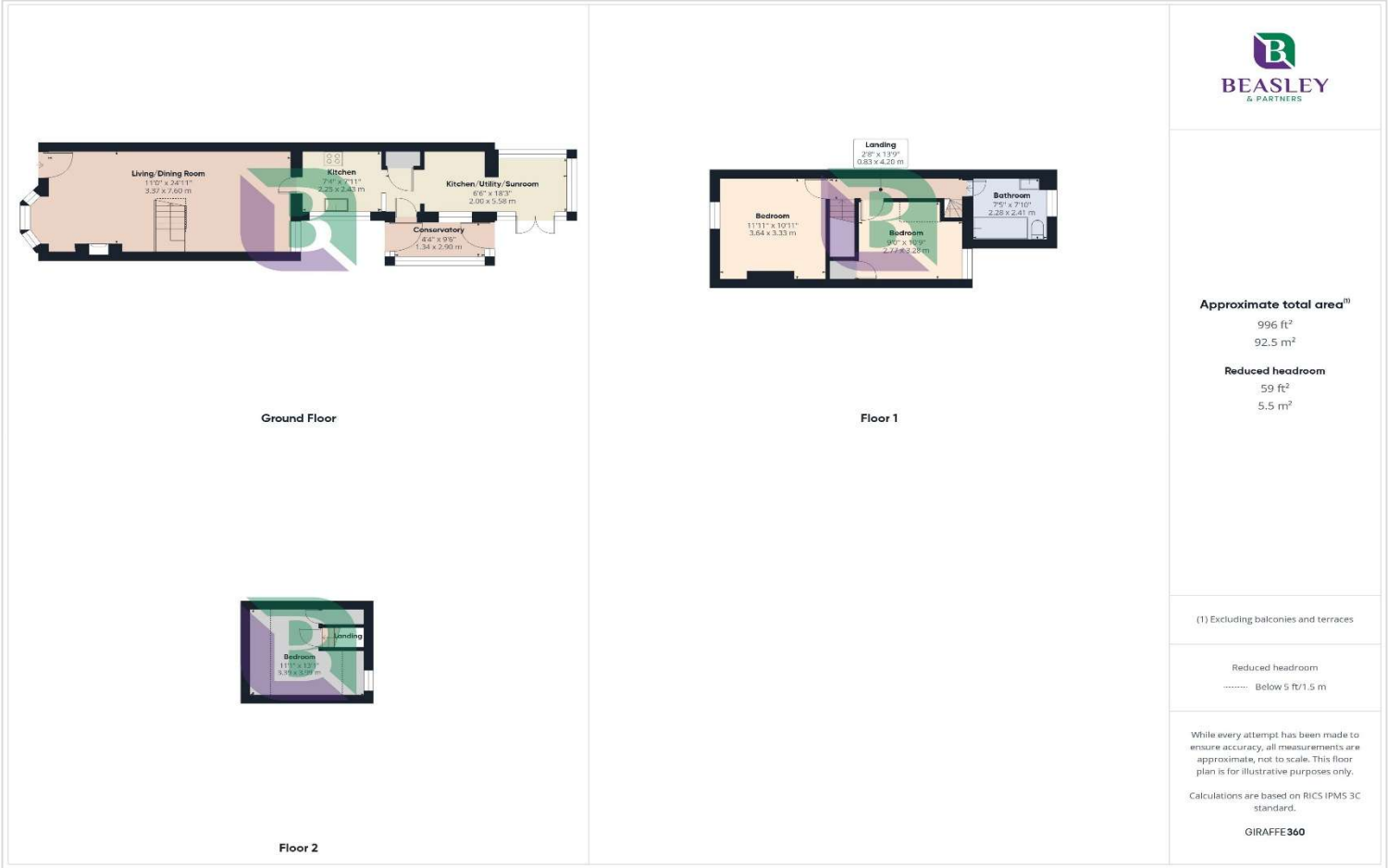
Upon entering the property, you are welcomed into an open-plan living and dining area, divided by an open tread staircase. The living area enjoys a charming bay window and an inviting open fireplace. The dining area, with a window to the rear garden, leads through to a galley-style kitchen.

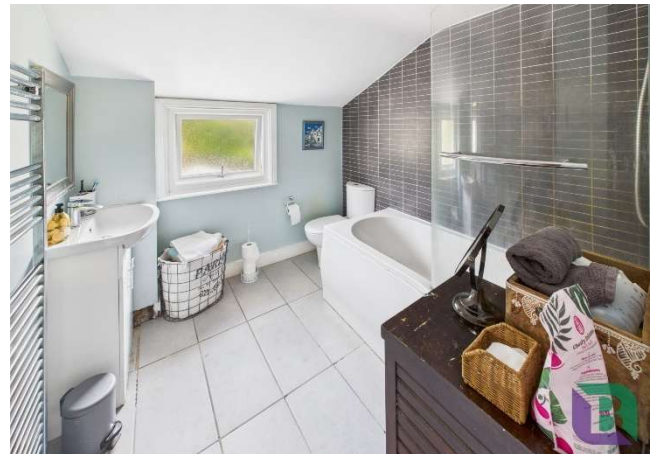
The kitchen is fitted a range of cupboards and drawers and a built-in double oven. Work surfaces incorporate an inset sink unit and gas hob with spaces for a dishwasher and washing machine. A side window provides natural light, while a stable style door opens to a lean-to conservatory with doors at either end for access to the garden.

Beyond the kitchen, a sun room offers an ideal spot for a breakfast area or additional seating, with double doors opening directly onto the rear garden.

From the first-floor landing, there is access to two double bedrooms and the family bathroom, along with stairs rising to the third bedroom located within the loft conversion. This top-floor bedroom features a vaulted ceiling, a velux-style window and a built-in storage cupboard, making it an ideal space as a bedroom, study, or hobby room.

Externally to the front are steps leading up to the front door and a small garden area. The rear garden has a gravelled area for seating then steps up to the lawn, to the far end of the garden is a patio area with a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) 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
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