



The Leys, Woburn Sands, MK17 8QF

Price: £350,000 Freehold



As you step into this lovely bay front period terrace property, it immediately gives a cosy welcoming vibe, with some beautiful features to include exposed wood floor boards and sash windows to some rooms and a fireplace with a cast iron fire. To the rear is a garden in approximately 150ft in length. Situated near to Woburn Sands High Street and local amenities. Offered for sale with no above chain.



The Leys

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Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley. You are also spoilt with beautiful countryside and Apsley Woods being nearby, great for scenic walks and cycle tracks.

For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



Accessing the property into the living room, which is beautifully enhanced by a bay sash window, exposed wooden floorboards, underfloor insulation, picture rails, shelving on either side of the chimney breast, and a characterful cast iron fireplace. A door leads through to the dining room, featuring a sash window to the rear, exposed wooden floorboards, access to an understairs storage cupboard, and stairs rising to the first floor.

From the dining room, a door leads into the kitchen, which is fitted with a range of units and drawers. The work surfaces incorporate an inset sink and drainer unit, along with a gas hob and extractor above. There is also a built-in oven and a side-facing window providing natural light.

A step down from the kitchen leads into a useful utility area, complete with additional units, work surfaces, a side window, and space for white goods. From here, a door gives access to the downstairs shower room, fitted with a walk-in shower, wash basin, and WC.

Further steps lead down to a latched door that opens into the sun room, an excellent additional living space, featuring a door accessing the side and double doors opening onto the rear garden.

To the first floor are two double bedrooms, both with exposed wood floorboards, built in storage and sash windows. From the rear bedroom there is access to the bathroom fitted with a white suite and exposed wood floor boards.

Externally to the front is a small garden area and path leading to the front door. To the rear is a private well maintained enclosed garden, approximately 150ft in length, which is a real haven, with a decked area, lawn, raised beds, established shrubs and plants, fruit trees and garden sheds.





Waiting on
EPC

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.



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