

Elm Grove, Woburn Sands, MK17 8QA

Offers Over £400,000 Freehold



This well presented three bedroom semi detached home offers spacious and accommodation ideal for modern family living. The property features a generous living room and a bright, open-plan kitchen and dining area, perfect for both everyday life and entertaining. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.



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.



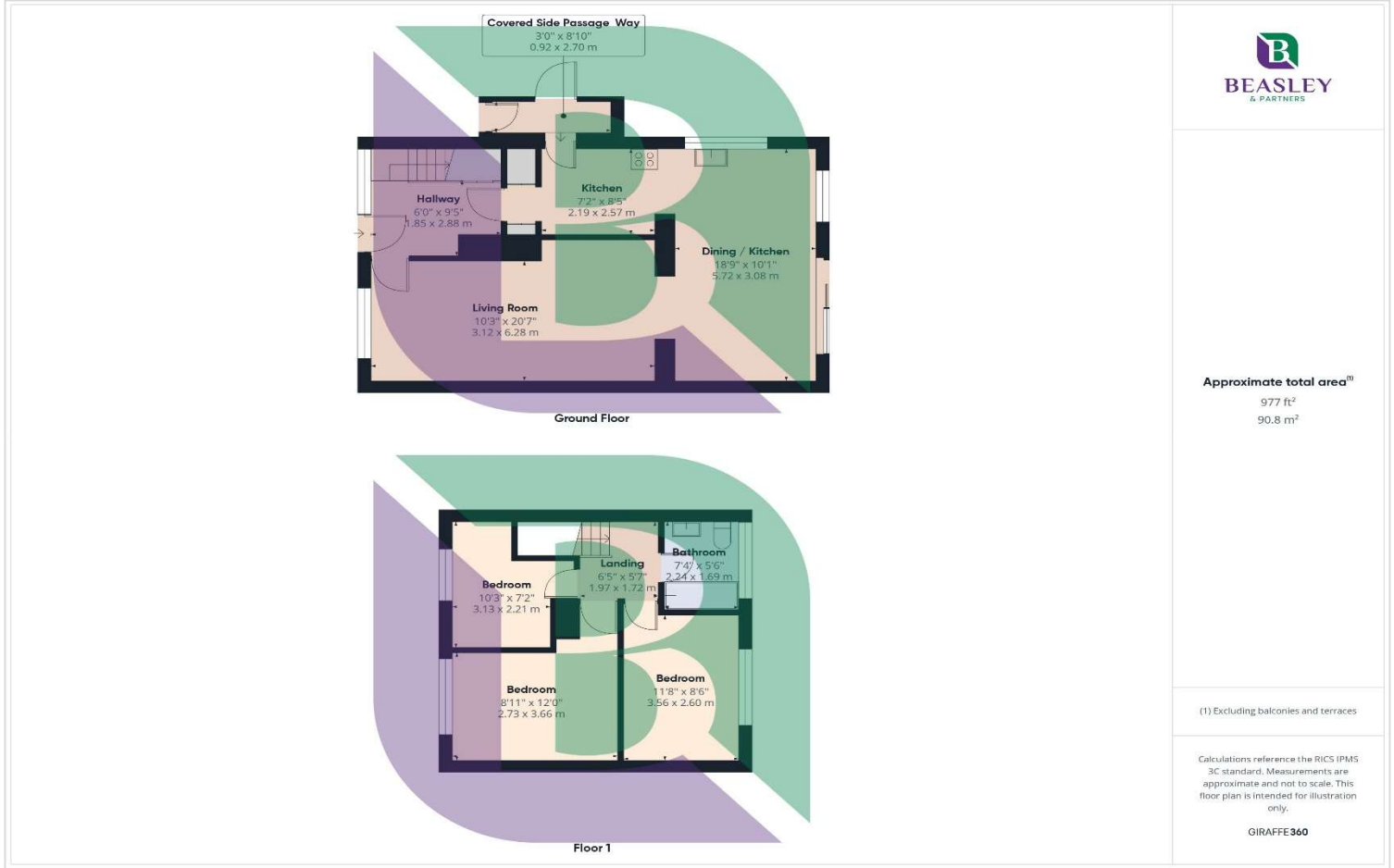
From the entrance hall, stairs rise to the first floor, with a useful understairs storage cupboard and doors leading to the living room and kitchen.

The living room is a generous space, featuring a window to the front and an opening leading through to the dining area, which flows seamlessly into the open-plan kitchen. The dining and kitchen areas enjoy windows to the side and rear along with sliding doors opening to the garden, allowing plenty of natural light.

The kitchen is fitted with an ample range of units and drawers, complemented by work surfaces incorporating an inset sink unit and a five-ring gas hob with chimney-style extractor above. There are two built-in ovens and additional space for a dishwasher and fridge freezer. A door from the kitchen leads to a covered side passageway, providing access to both the front and rear of the property, as well as an outbuilding with plumbing for a washing machine and useful storage space.

To the first floor, the landing provides access to three bedrooms and the family bathroom, which is fitted with a modern white suite comprising a wc, bath with shower over and a wash basin set into a sleek vanity unit.

Externally to the front is a driveway and gravelled area providing off road parking. To the rear is a paved patio area, composite and timber decked area, to the rear is a garden room and planting borders with the remainder mainly laid to lawn.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	

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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