



Station Road, Woburn Sands, MK17 8SB

Price £400,000 - Freehold



An attractive and well presented four bedroom townhouse, ideally situated within the sought-after market town of Woburn Sands, just a short stroll from the High Street and its excellent range of local schools and amenities. Offered for sale with no onward chain!





# Station Road

Woburn Sands, MK17 8SB



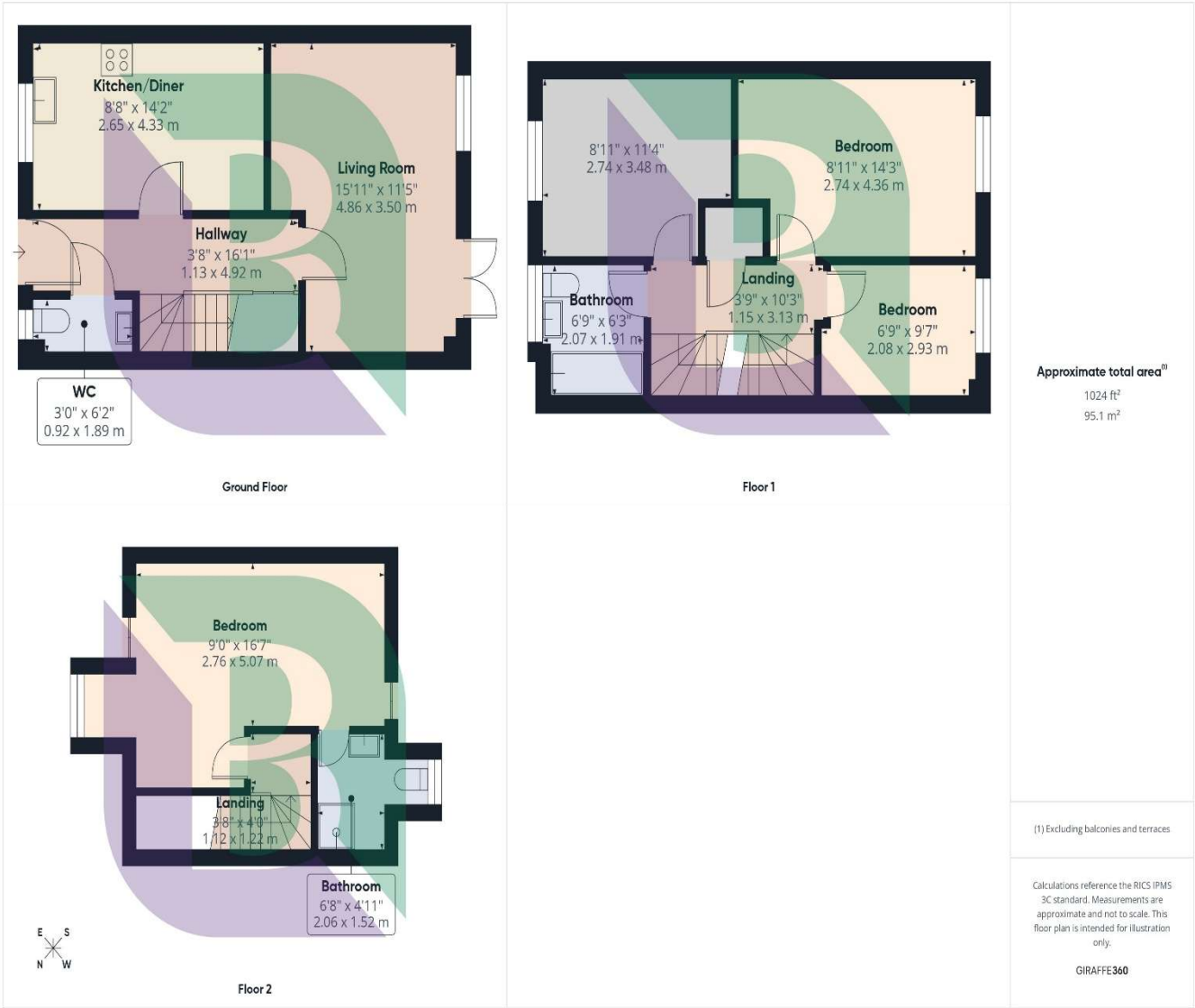
Situated just stones throw away from Woburn Sands train station, with lines running to Bletchley and Bedford. With a pond and green areas in close proximity as well as local schools and Woburn Sands Sports Hall. The main hub of Woburn Sands is also close by with it's high street where you will find a great variety of shops and boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.



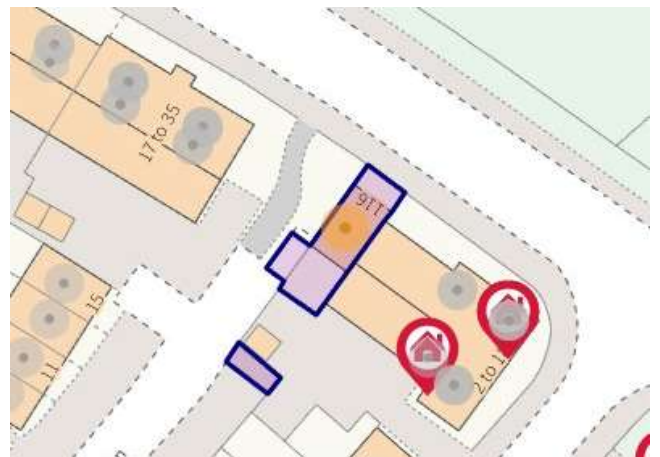
Arranged over three floors, this spacious home offers versatile accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, cloakroom, a contemporary kitchen/dining room fitted with a range of modern wall and base units with integrated appliances, including dishwasher, washing machine and space for a large free standing fridge/freezer. A separate well proportioned living room with French doors opening onto the rear garden is positioned at the rear of the downstairs, allowing for an abundance of natural light.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a white three piece suite. The second floor is dedicated to the principal bedroom with en suite and is the statement piece of all the bedrooms, featuring useful eaves storage and spanning nearly 17ft in width, creating a generous and private secluded space.

Externally, the property benefits from an enclosed private rear garden designed for ease of maintenance, with patio and artificial lawn areas, gated rear access. To the front, there is an attractive lawned approach with pathway leading to the entrance. The property also benefits from two allocated off road parking spaces.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		88
B	(81-90)		
C	(69-80)	77	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
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

