



Weathercock Close, Woburn Sands, MK17 8SS

Price £385,000 - Freehold



Offered for sale with no upper chain, this extended four bedroom semi-detached home is ideally positioned in a sought-after residential location within Woburn Sands, backing directly onto Aspley Guise Golf Course and enjoying a pleasant, private outlook to the rear.



# Weathercock Close

## Woburn Sands, MK17 8SS



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.

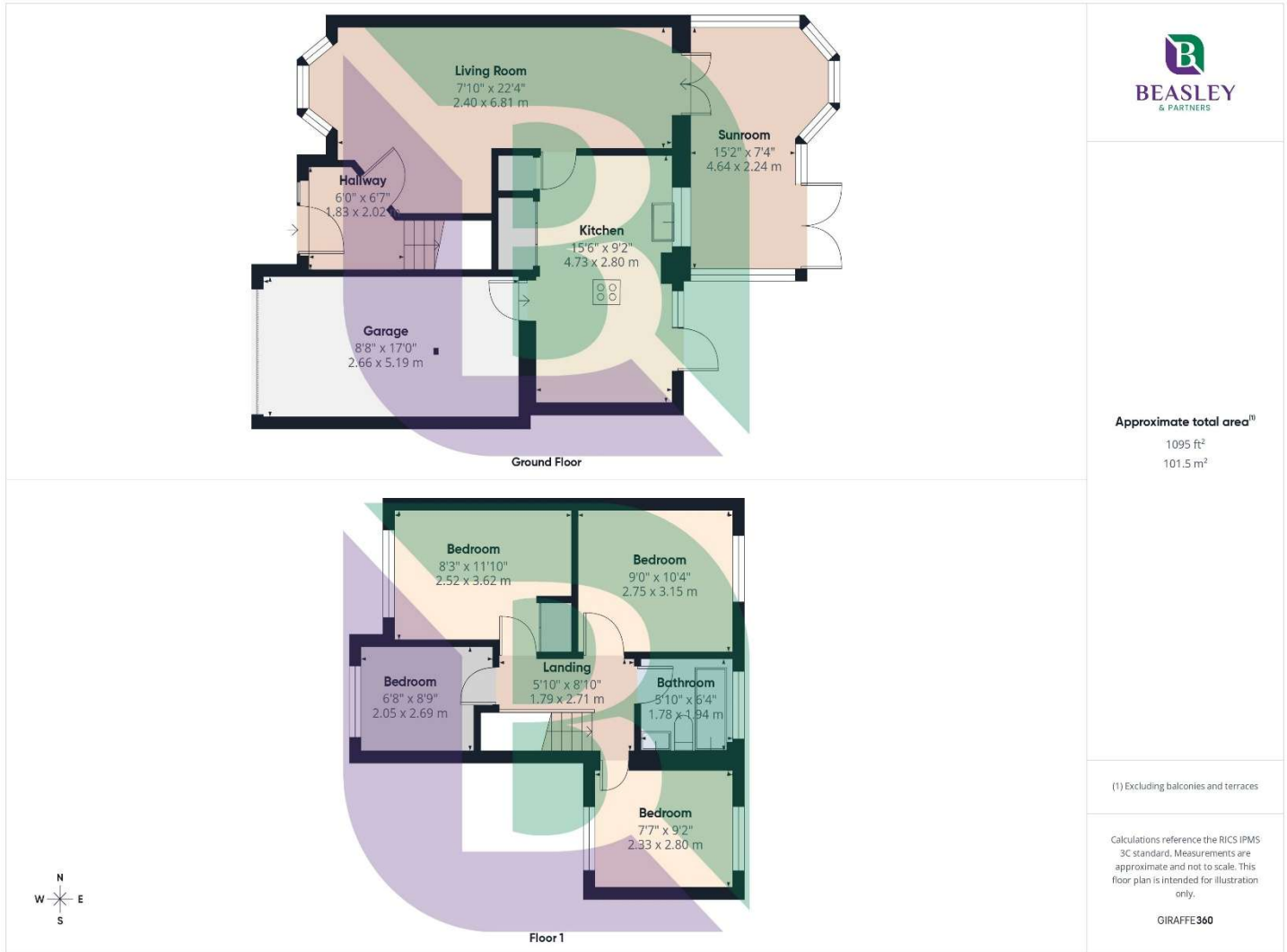


The property provides well balanced and versatile accommodation throughout, presenting a fantastic opportunity for a buyer to update and personalise to their own taste. The ground floor comprises an entrance hall leading to a spacious living room feeding through to a dining room, with the addition of a bright sunroom to the rear offering further reception space and views over the garden and golf course. The kitchen is positioned to the rear of the property and benefits from internal access to the garage and further access to the garden, adding practicality and potential for further reconfiguration if desired.

To the first floor, there are four bedrooms arranged off the landing, along with a family bathroom, making the property well suited to families or those requiring additional workspace from home.

Externally, the rear garden has been designed with low maintenance in mind and backs directly onto the golf course, creating a peaceful and private setting. To the front, a driveway provides off-road parking and leads to the integral garage.

This is an excellent opportunity to acquire a home in a highly desirable location with scope to enhance and add value. Early viewing is highly recommended.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
EU Directive 2002/91/EC			



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

### 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.

