



Maple Grove, Woburn Sands, MK17 8QN
Guide Price £425,000 - Freehold

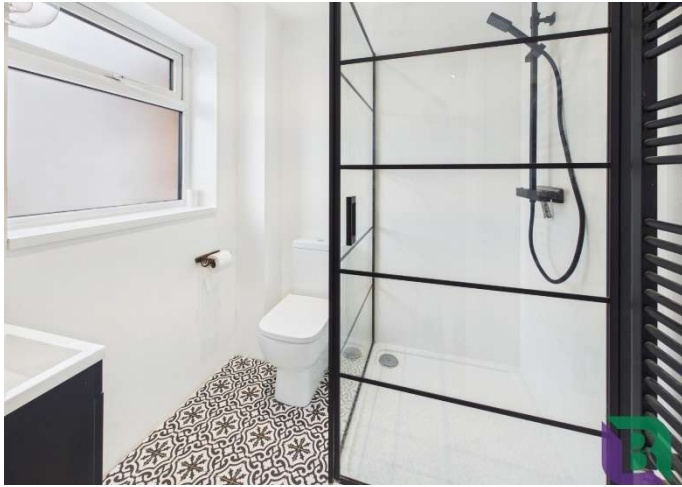


A beautifully refurbished three bedroom family home, situated on the highly desirable residential road of Maple Grove. Offering versatile accommodation throughout, the property has been thoughtfully and stylishly updated by the current owners. Offered for sale with no onward chain!



Maple Grove

Woburn Sands, MK17 8QN



Woburn Sands is renowned as one of Milton Keynes' most prestigious locations. This charming town offers a wealth of amenities, including a variety of shops, boutiques, pubs, and excellent eateries along its high street. The picturesque Aspley Woods provide a stunning backdrop. Nearby villages include Aspley Guise and Woburn. The area boasts convenient road links to the M1 and A421 Bedford Bypass, with Central Milton Keynes just a 15-minute drive away. Additionally, Woburn Sands railway station offers rail connections to Bletchley and Bedford stations.



The property is entered via the sizable fitted kitchen, which has been modernised with a range of base and wall-mounted units, an integrated oven and four-ring hob, together with plumbing for both a washing machine and dishwasher. From here, the accommodation flows into a spacious open-plan lounge/dining room measuring over 20ft in length, creating an excellent space for both family living and entertaining. The former garage has been partially converted and incorporated into the home, enhancing the ground floor living accommodation whilst retaining useful storage space.

Completing the ground floor is a recently refitted shower room featuring contemporary fittings and the added luxury of underfloor heating.

To the first floor, the property offers three genuine double bedrooms, an increasingly rare feature for homes of this style. The accommodation is served by a newly installed family bathroom comprising a stylish walk-in shower suite, modern sink and toilet basins and an illuminated LED fitted mirror.

Externally, the rear garden has been attractively landscaped to provide a low-maintenance outdoor space with artificial turf and established borders, making it ideal for families and those seeking easy upkeep. A particular highlight is the insulated summerhouse, complete with electricity supply, offering excellent potential as a home office, gym, hobby room or entertaining space. An adjoining insulated storage shed provides additional practicality.

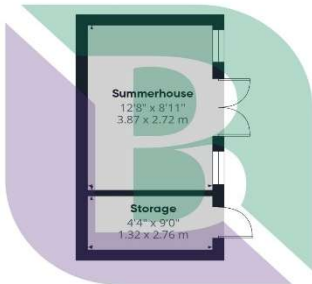
To the front, a generous driveway provides off-road parking for up to three vehicles.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾	
	1144 ft ²
	106.3 m ²
Reduced headroom	
	6 ft ²
	0.6 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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.

