



The Leys, Woburn Sands, MK17 8QF

Price £400,000 Freehold



Situated in the highly sought-after area of The Leys, this well presented three bedroom home offers versatile and spacious accommodation arranged over three floors. Conveniently located, this property makes a great family home.



The Leys

Woburn Sands, MK17 8QF



- Traditional End Of Terrace Property
- Open Plan Living Space
- Separate Reception Room
- First Floor Bathroom
- Three Bedrooms
- En - Suite To Master
- Large Rear Garden



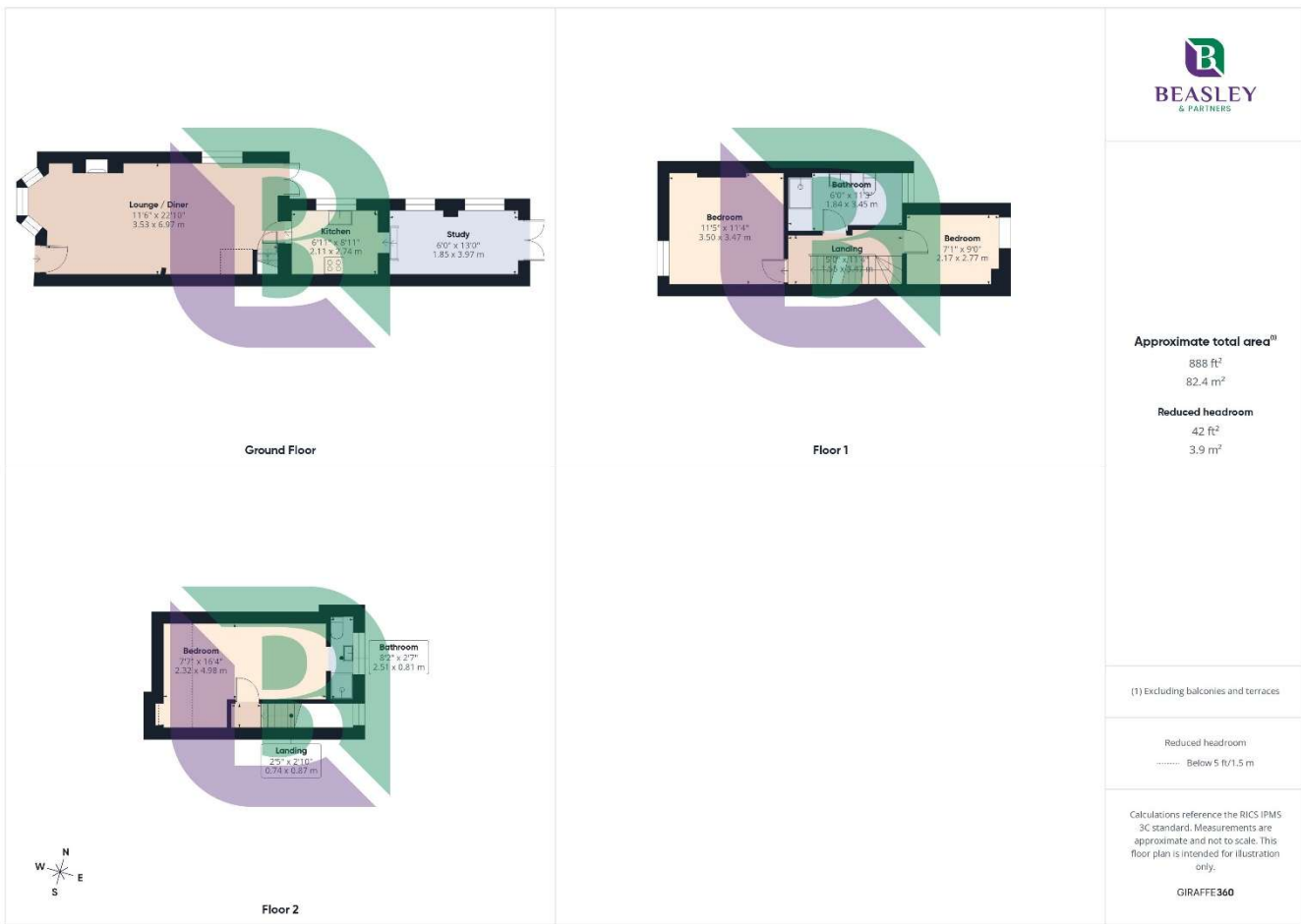
The ground floor comprises a bright and airy open-plan lounge/dining room, creating an ideal space for both everyday living and entertaining, with direct access to the rear garden. A galley style kitchen provides ample storage and workspace, while a separate office offers flexibility for home working or study and also benefits from doors opening onto the garden, creating a seamless connection between indoor and outdoor living.

On the first floor, there are two bedrooms, including a generous double bedroom and a third bedroom, both served by a family bathroom.

The second floor is dedicated to the impressive principal bedroom suite, featuring a spacious master bedroom and the added benefit of a private en-suite shower room.

Externally, the property benefits from a substantial rear garden extending to approximately 100ft in length, offering excellent space for outdoor entertaining, family activities, and gardening enthusiasts.

Conveniently located close to local amenities, schools, and transport links, this attractive home is well suited to families and professionals alike.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	72
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.



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