



Tidbury Close, Woburn Sands, MK17 8QW

Price: £575,000 Freehold



Located just as you enter Woburn Sands via the Bow Brickhill Road, Tidbury Close is a quiet cul-de-sac where this spacious 1970s four-bedroom detached home is situated. An ideal choice for families, the property offers two reception rooms, en-suites to two bedrooms, and 30ft kitchen/diner.

This home is offered with no onward chain, making it a fantastic opportunity for those looking to move quickly.





# Tidbury Close

## Woburn Sands, MK17 8QW



Woburn Sands with countryside on your doorstep is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.

For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



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Upon entering the property, you are welcomed into an L-shaped hallway, which provides access to the ground floor rooms. A glazed door leads to the study, positioned at the front of the property. The living room, accessed via glazed double doors, features a chimney breast with an inset niche and a front facing window.

A sliding door reveals the cloak/laundry room, which also provides internal access to the garage. Stairs rise to the first floor, while a glazed door opens into the spacious kitchen/dining area, creating a seamless flow through the home.

The impressive 30ft kitchen/diner spans across the rear of the property. It features an extensive range of floor, drawer, and wall units, providing ample storage. Integrated appliances include a dishwasher, two fridges, along with a built-in double oven. The work surfaces incorporate a one-and-a-half bowl single drainer sink unit and an induction hob, complemented by a glass canopy chimney-style extractor. The tiled flooring adds to the finish, while two windows and a set of double doors open onto the rear garden, allowing natural light to enhance the space.

From the first-floor landing provides access to the four bedrooms and main bathroom. The primary bedroom has two sets of built in mirror sliding door wardrobes and an en-suite bathroom with a white suite, the bath with a shower over. The second bedroom also has built in wardrobes and an en-suite shower room. There are two further good size bedrooms one with built in wardrobes.

Externally to the front is a driveway providing parking for three vehicles leading up to the integral garage and a plum slated area which is planted with trees and shrubs, gated side access leads to the rear garden which has patio, gravelled and lawn areas. There are planting beds and borders with various shrubs.







Energy Efficiency Rating		
Current	Potential	
England & Wales		

## 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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