



Asplands, Woburn Sands, MK17 8PD  
Offers Over £480,000 Freehold



An immaculately presented two double bedroom detached bungalow situated in this quiet and sought after location benefiting from tarmac driveway, single garage and unoverlooked landscaped rear gardens. There is an age restriction for persons of the age of 55 years and over to live on this development.





# Asplands

Woburn Sands, MK17 8PD



## Covenants:

To maintain front gardens of property and common areas relating to Asplands Close, monthly payment currently £26.00 to resident management company Newpark Time Limited which is paid to elected garden contractor to carry out work.

On resale of the property 0.5% of purchase price is payable to Ashbolt Ltd (original vendor).





**Reception Hall 10' 8" (3.25m) x 7' 8" (2.34m) increasing to 11' 1" (3.38m)**

Double radiator. Access to loft space. Coved ceiling. Personal door to garage. Door to storage cupboard with hanging rail. Door to shelved linen cupboard with radiator. Central heating thermostat.

**Lounge 14' 9" (4.5m) x 13' 7" (4.14m)**

Doubler radiator. Wall light point. Coved ceiling. Sliding sealed unit double glazed patio door and sealed unit double glazed patio window to rear garden. TV point. Feature fireplace with stone surround and inset coal effect gas fire.

**Kitchen/Dining Room 16' 7" (5.05m) x 11' 0" (3.35m)**

Two sealed unit double glazed windows to front. Single radiator. Ceramic tiled floor. Fitted with a comprehensive range of wood fronted wall, base and drawer units with fitted work tops. Ceramic tiling. White single draining sink unit with mixer taps over. TV point. A range of electrical appliances to remain including integral Tecnik dishwasher, Tecnik washing machine, Bosch freezer, fridge, Tecnik stainless steel fan assisted electric oven, Tecnik four ring electric hob and stainless-steel extractor hood over. Fitted tall unit. Spotlights. Half sealed unit double glazed door to outside.

**Bedroom One 14' 0" (4.27m) decreasing to 11' 8" (3.56m) x 9' 7" (2.92m)**

Sealed unit double glazed window to rear. Single radiator. Coved ceiling. One wall fitted double and single door wardrobe cupboards with hanging rail and shelving. Door to En Suite.

**En Suite WC 3' 6" (1.07m) x 3' 1" (0.94m)**

Fitted with a white suite comprising hand wash basin with mixer tap and pop-up waste with storage cupboards below and macerator WC. Recess ceiling lights. Ceramic tiled floor. Ceramic tiled walls. Extractor fan. Chrome towel radiator.

**Bedroom Two 11' 6" (3.51m) x 10' 4" (3.15m)**

Sealed unit double glazed window to rear. Coved ceiling. Single radiator. One wall fitted double door wardrobe cupboards with hanging rail and shelving.

**Wet Room 11' 4" (3.45m) x 5' 5" (1.65m)**

Sealed unit double glazed window. Refitted and comprising a white suite of low-level WC, hand wash basin with mixer tap, pop up waste and storage cupboards below, wet area with glazed shower screen, wall mounted shower mixer and hand-held shower. Double radiator. Chrome towel radiator. Ceramic tiled walls.

**Outside Front**

Tarmac driveway with sufficient for two cars. Pathway leading to covered storm porch with outside light. Further pathway leading to gated access to side of property to rear garden.

**Garage 17' 1" (5.21m) x 9' 10" (3m) approx. internal measurements**

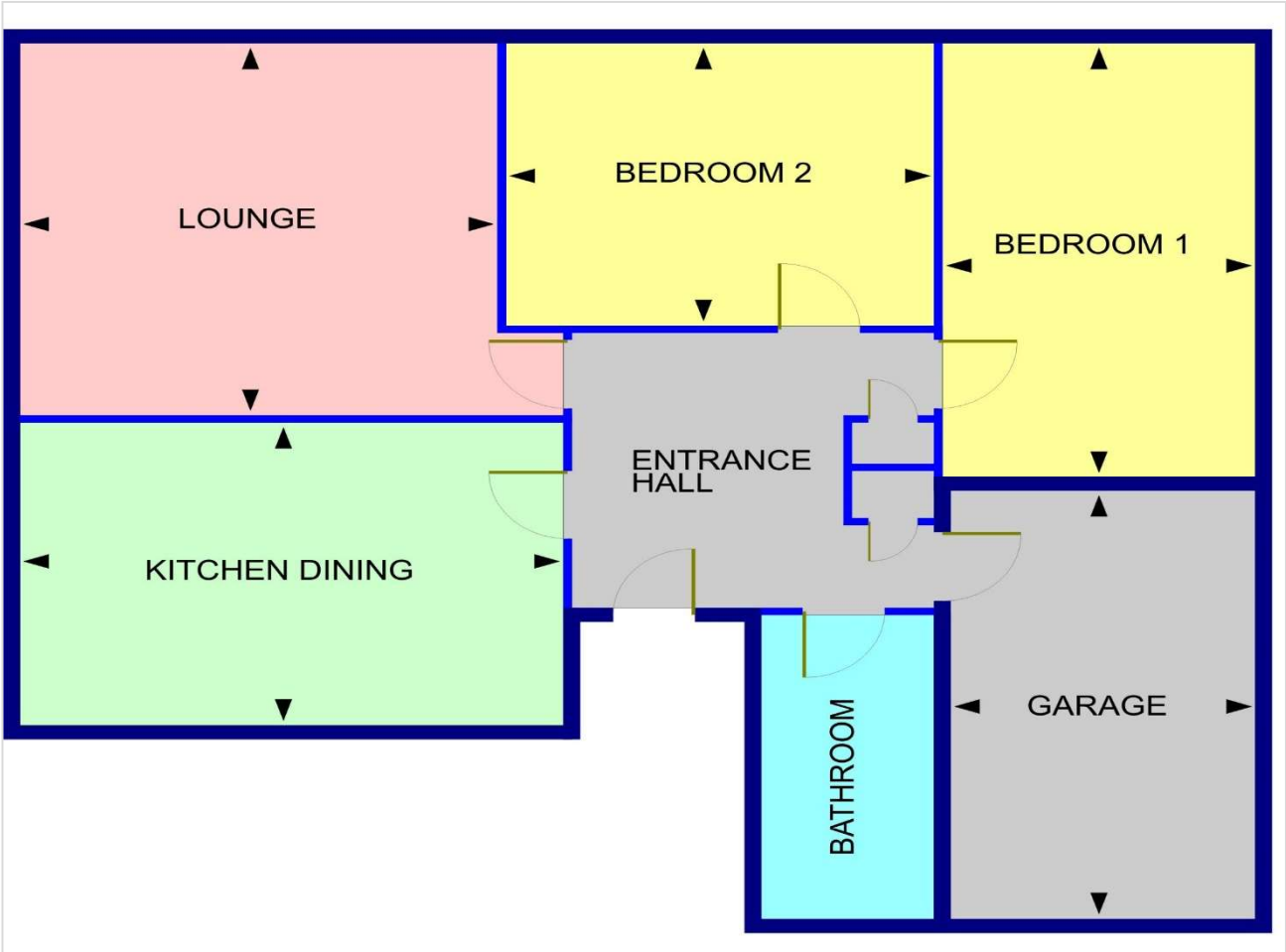
Sealed unit double glazed window to side. Electric up and over door. Light. Power. Personal door to entrance hall. Water tap. Wall mounted Worcester gas fired boiler serving central heating to radiators and domestic hot water. Central heating time controls.

**Rear Garden**

Landscaped rear garden. Enclosed by fencing. Stone terrace area to rear of property with a summerhouse and feature stone walling with steps up to main garden area laid to lawn. Stocked flower and shrub borders. Outside tap. Pathway leading to further contained garden area, laid to grass with store shed.

**Agents Notes**

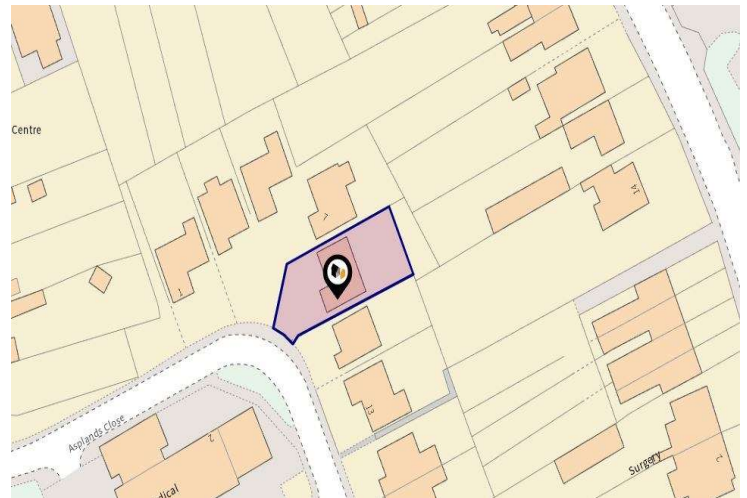
All measurements are approximate and no tests have been made of services, equipment or fittings.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

