



HUNTERS[®]
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Twinwood Heath Lane, Woburn Sands, Milton Keynes, MK17
8TN

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Offers In Excess Of £1,150,000

- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- DRIVEWAY FOR MULTIPLE VEHICLES
- STUNNING REAR GARDEN
- WELL APPOINTED KITCHEN BREAKFAST ROOM
- PICTURESQUE LOCATION
- POTENTIAL TO EXTEND (STPP)
- DOUBLE GARAGE
- THREE RECEPTION ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautiful four bedroom detached family home, located within the picturesque Bedfordshire village of Aspley Heath.

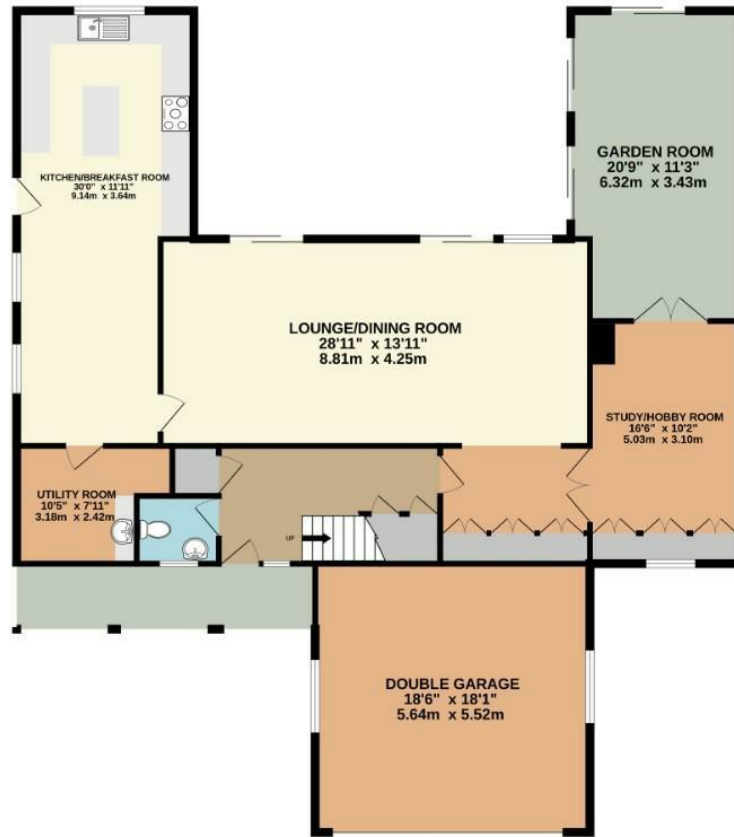
Nestled within the Aspley Heath Forest and built in the 1960's you are greeted by a storm porch, then entering into the hallway there is a cloakroom, separate cupboard, under stairs storage and staircase which rises to the first floor landing. The 'L' lounge/dining room has two sets of glazed doors opening to the rear garden and a coal effect flame gas fire. The well appointed kitchen/ breakfast room has floor and wall mounted units with a Quartz worktop over and offers a range of integrated appliances including a dishwasher and fridge-freezer. The utility room offers plumbing for a washing machine and space for a tumble dryer. Downstairs also boasts a study/hobby room and garden room which opens up to the patio.

The first floor accommodation offers a main bedroom with a three piece en-suite and built in wardrobes, with a further three double bedrooms which all have built-in wardrobes, and a four piece family bathroom. The third bedroom benefits from a walk-in eaves storage which has the potential to extend out over the garage.

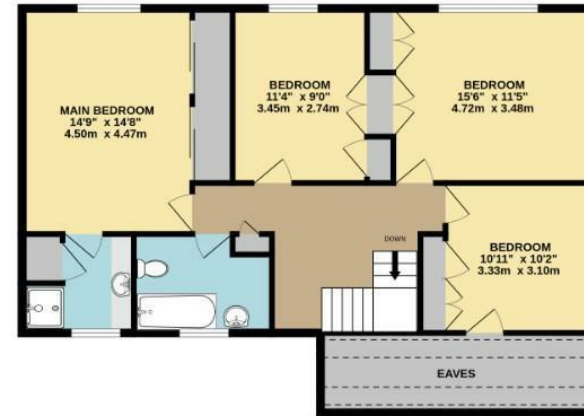
Externally this property benefits from a gravelled horse shoes driveway with parking for multiple vehicles and access to the double garage that has power and lighting. There is a wrought iron gate to both sides that give access to the beautiful, mature and peaceful rear garden that is mainly laid to lawn. The rear garden offers an abundance of mature trees, shrubs and flower beds, plus a substantial fish pond.

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GROUND FLOOR

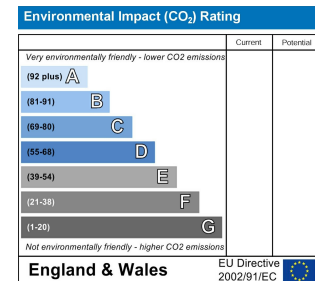
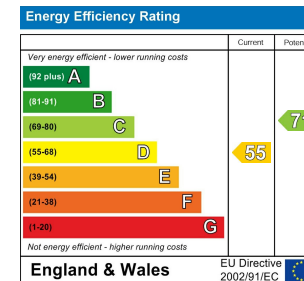


1ST FLOOR



TOTAL FLOOR AREA : 2514sq.ft. (233.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Aspley Heath is within reach to Woburn Golf Club, Woburn Abbey, and Safari Park offer numerous amenities in Woburn Sands. These include cafes, bars, restaurants, convenience stores, and several sports clubs and schools, such as tennis, cricket, gymnastics, and dance. For a broader range of amenities, Milton Keynes is 8 miles away.

Local schooling in Woburn Sands is of high quality, with both Lower and Middle schools receiving good Ofsted reports. Private schooling options include the Harpur Trust Schools in Bedford and Swanbourne and Stowe.

Transport links are excellent, with a train station just 1.2 miles away in Woburn Sands and a 37-minute train service from Bletchley to London Euston. The M1 motorway is only 3.5 miles away, providing access to the M25 and the wider motorway network.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









