



Cauldwell

PROPERTY SERVICES



83 Elm Grove, Woburn Sands, MK17 8QA

£499,995

We are delighted to offer for sale this beautifully refurbished detached bungalow, offered for sale with no onward chain, within the highly desirable area of Woburn Sands. The property boasts an electric car charging point, multi use garage with power, light, heating and a kitchenette, replacement double glazing, underfloor heating to the refitted shower room, boarded loft with a ladder, attractive low maintenance front and rear garden with block paved patio and driveway. There is also planning permission for a rear extension to provide a larger living area and extra bedroom.

As you enter, you are greeted by a hallway that leads to all rooms including a spacious lounge dining room, bathed in natural light, a stylish modern fitted kitchen with integrated appliances, two generously sized bedrooms and a refitted shower room with under floor heating.

Energy rating: D.Council Tax Band: D

Woburn Sands is a picturesque small town, south- east of Milton Keynes. Along with being ideally located close to the High Street, this stunning property is within a short walk from Woodland , Woburn safari park, train station, Woburn golf club and within easy access into Milton Keynes, the M1 and the A5.

ENTRANCE

Entrance via front door into entrance hall. Door to storage cupboard. Door to living room

LOUNGE/DINING ROOM 18'6" x 10'9" (5.658 x 3.289)



Double glazed window to the front. radiator. Door to inner hallway. inset lights.

INNER HALLWAY



Doors to kitchen, bathroom bedroom one and bedroom two.

REFITTED KITCHEN 9'4" x 8'10" (2.853 x 2.707)



Fitted with a range of wall and base units. Worksurfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and extractor over. Integrated dishwasher, integrated fridge and freezer. Splash back tiles Double glazed window to the side. Double glazed door to the side.

REFITTED SHOWER ROOM



Three piece suite comprising walk in shower. Low level wc, wash hand basin, wash hand basin. Tiled walls, tiled floor. Chrome heated towel rail. Frosted double glazed window to the side.

BEDROOM ONE 13'11" x 10'10" (4.247 x 3.308)



Double glazed window to the rear. radiator, Inset lights.

BEDROOM TWO 9'5" x 9'1" (2.883 x 2.773)



Double glazed window to the rear. Radiator, Inset lights. Access to boarded loft with ladder.

FRONT



Blockpaved driveway. Shingle area. Electric car charge point. Access to rear.

REAR GARDEN



Block paved patio area. Lawn area. Wooden fence panel surround. Access to garage.

GARAGE



Multi use garage with window and door to the side. Power and Light. Kitchenette with fitted wall and base units, worktop incorporating a stainless steel sink with mixer tap.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange

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Floor Plan

GROUND FLOOR

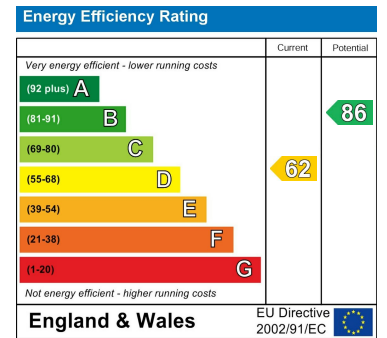


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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