





£495,000

Ideally situated within walking distance to Woburn Sands train station, this four-bedroom semi-detached family home is beautifully presented throughout with accommodation comprising lounge, kitchen/diner, utility area, en-suite to main bedroom, family bathroom with additional downstairs cloakroom, garden, garage and driveway parking for several vehicles.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Double glazed window to side aspect. Radiator, stairs rising to first floor, under stairs storage cupboard.

CLOAKROOM

Radiator, pedestal wash hand basin, low level WC, part tiled walls.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN/DINER

Double glazed double doors to rear, double glazed window to rear aspect. Fitted with a range of base and eye level units with work surface over, radiator, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated dishwasher, integrated hob with extractor fan over, built-in oven, integrated fridge freezer.

UTILITY

Floor standing units with work surface over, integrated washing machine.

LANDING

Double glazed window to side aspect. Radiator, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

EN-SUITE

Low level WC, heated towel rail, pedestal wash hand basin, shower unit, extractor fan, part tiled walls.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Panelled bath with shower attachment over, part tiled walls, low level WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

GARAGE/PARKING

Garage with metal up and over door, power and lighting. Driveway parking for several vehicles.

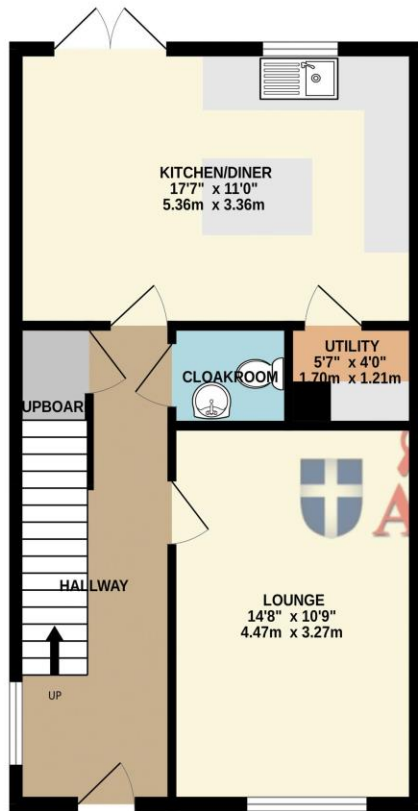
FRONT GARDEN

Shingled area, path to front door, outside light.

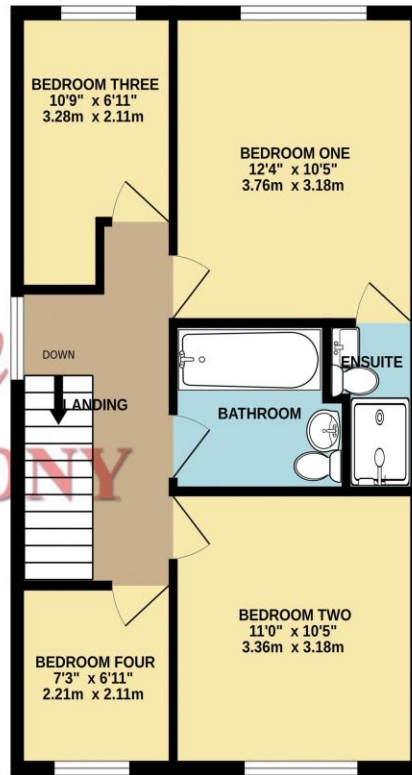
REAR GARDEN

Mainly laid to lawn, surrounded by panel fencing, hardstanding area, flower and shrub borders, outside light, cold water tap, gated side access.

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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