





£490,000

Ideally located in the sought after town of Woburn Sands is this four-bedroom detached family home. The property comprises a lounge, kitchen/diner with integrated appliances leading on to the rear garden, utility area, en-suite to main bedroom, family bathroom and an additional downstairs cloakroom. Further benefits include a garage and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Double glazed front door to:

ENTRANCE HALL

Double glazed window to side aspect. Radiator, storage cupboard, doors to lounge, cloakroom and kitchen diner.

CLOAKROOM

Low level WC, pedestal wash hand basin with mixer tap, splashback tiling, radiator, extractor fan.

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 square edge work surface and upstand over, one and a half bowl stainless steel sink unit with mixer tap, integrated: five-ring gas hob with extractor hood over, electric oven, dishwasher, and fridge freezer; wall-mounted boiler, radiator, door to utility.

UTILITY

Base units with square edge work surface over, integrated washing machine.

LANDING

Doors to bedrooms and bathroom, loft access, radiator.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to en-suite.

EN-SUITE

Fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap over, heated towel rail, extractor fan, splashback tiling.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Panelled bath with shower attachment over, low level WC, pedestal wash hand basin, heated towel rail, splashback tiling, extractor fan.

OUTSIDE

GARAGE/PARKING

Garage with up and over door with power and lighting. Off-road parking.

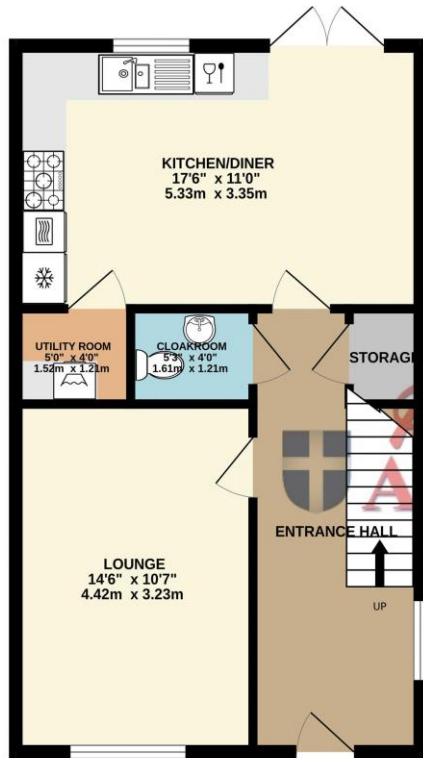
FRONT GARDEN

Path to front door, outside light, slate borders.

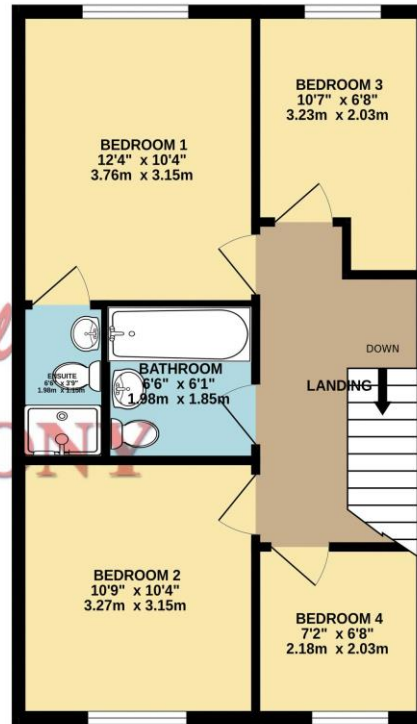
REAR GARDEN

Laid to lawn with decking area, outside tap, outside light, side gated access, shrub/hedge borders, enclosed by panel fencing.

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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		
(81-91) B	81	89
(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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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