





**Offers in the Region  
Of £440,000**

Located in the sought-after town of Woburn Sands is this four-bedroom extended semi-detached family home. The ground floor comprises a downstairs cloakroom, open plan living area and conservatory with doors leading to the garden. On the first floor you have three double bedrooms, one with an en-suite, family bathroom and stairs leading to the second floor providing the main bedroom with en-suite. Externally you have a rear garden with further benefits including an enclosed car port with off-road parking.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Doors to cloakroom and living space, storage cupboard, stairs rising to first floor, radiator.

## CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin, radiator.

## OPEN LIVING SPACE

Double glazed window to front aspect, double glazed window to conservatory. Fitted with a range of wall and base units with rolled edge work surface and upstand over, one and a half bowl stainless steel sink with mixer tap, integrated gas hob and oven, extractor hood, integrated: fridge freezer, dishwasher, and washing machine; wall-mounted boiler, open to conservatory, three radiators.

## CONSERVATORY

Double glazed windows to side and rear aspects, double glazed double doors to rear. Two radiators, tiled floor.

## LANDING (First Floor)

Stairs rising to first floor, doors to bedrooms two, three four and family bathroom, storage cupboard.

## BEDROOM TWO

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

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, shower cubicle, tiled floor, wash hand basin, heated towel rail.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in wardrobe.

## BEDROOM FOUR

Double glazed windows to front and rear aspects. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin, part tiled walls, panelled bath with shower attachment and mixer tap, radiator, tiled floor, splashback tiling.

## LANDING (Second Floor)

Radiator, door to bedroom.

## BEDROOM ONE

Double glazed window to front aspect. Two radiators, door to en-suite, storage cupboard.

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, tiled floor, heated towel rail, shower cubicle, splashback tiling.

## PARKING

Block paved driveway leading to garage door, leading to car port.

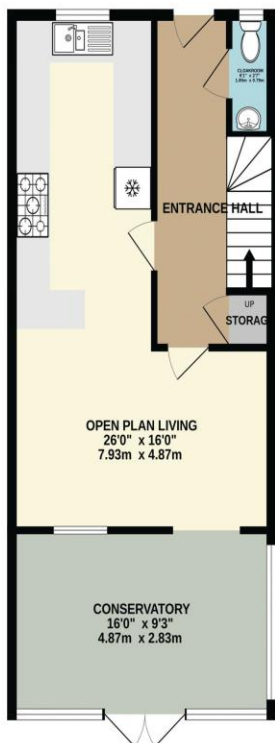
## FRONT GARDEN

Path to front door, flower/shrub borders.

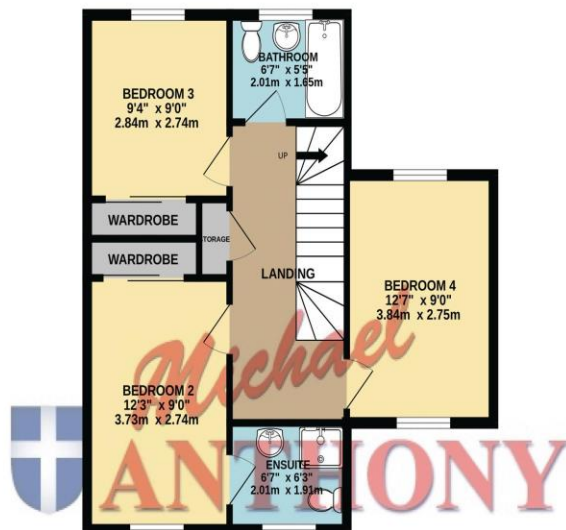
## REAR GARDEN

Laid to lawn with patio area, retaining brick wall, flower/shrub borders, side gated access to car port, shed to remain, enclosed by timber fence panelling.

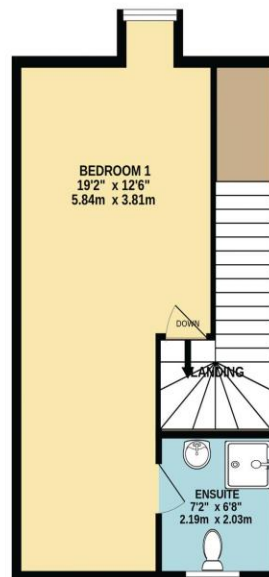
GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



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

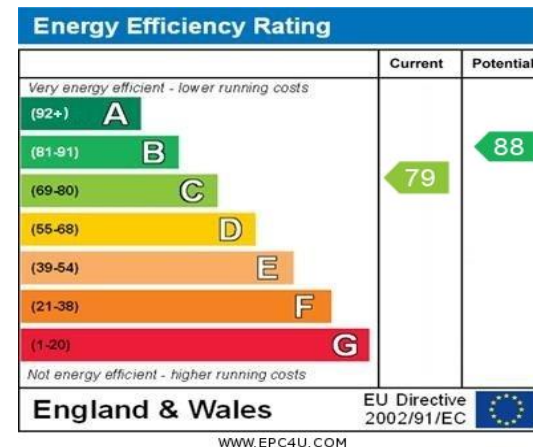


2ND FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.8 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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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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