

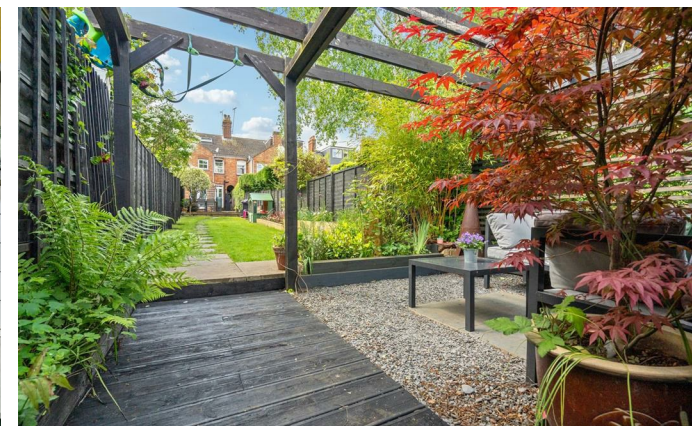


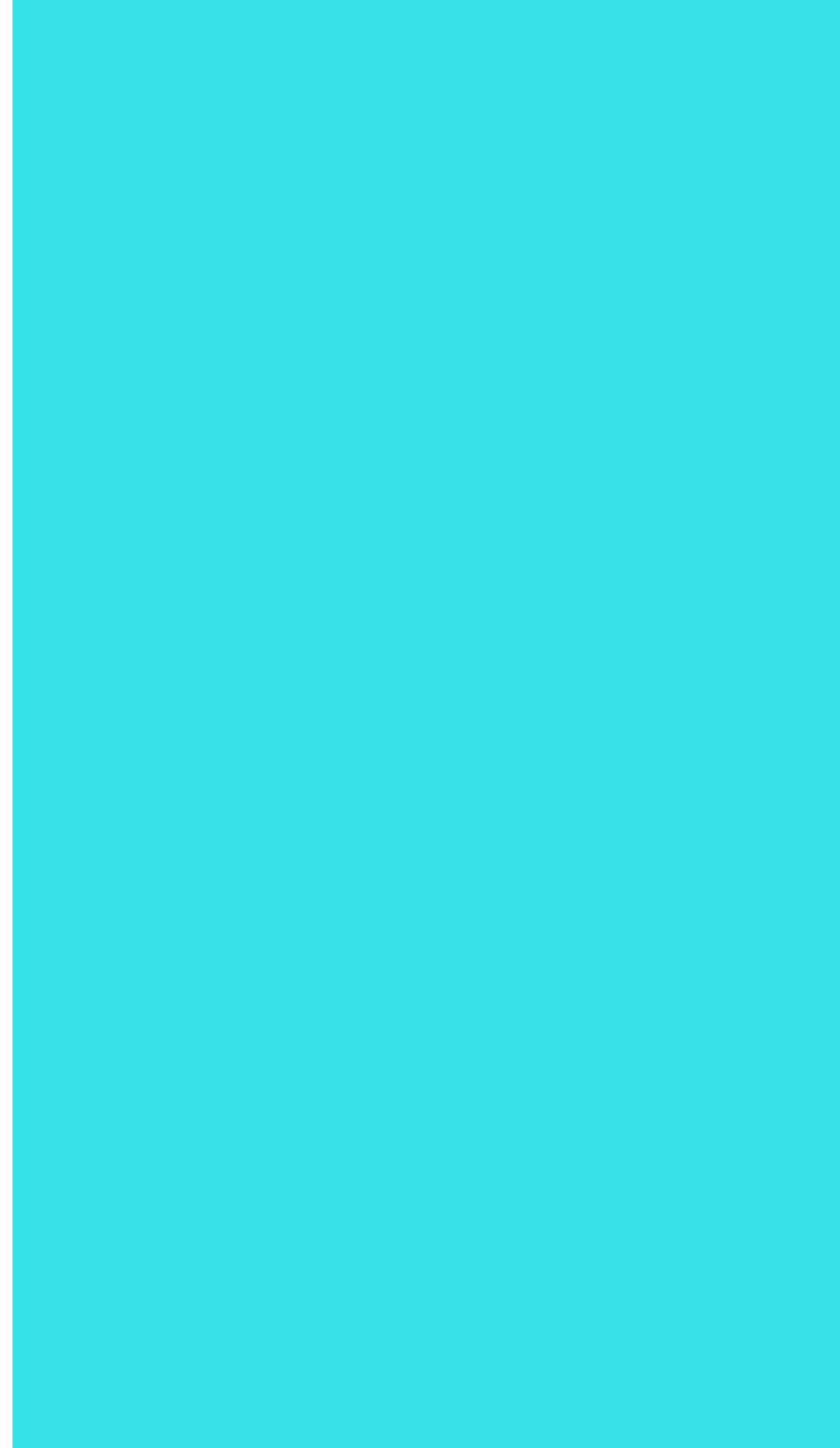
The Leys | Woburn Sands | Milton Keynes | MK17 8QF
Asking Price £425,000

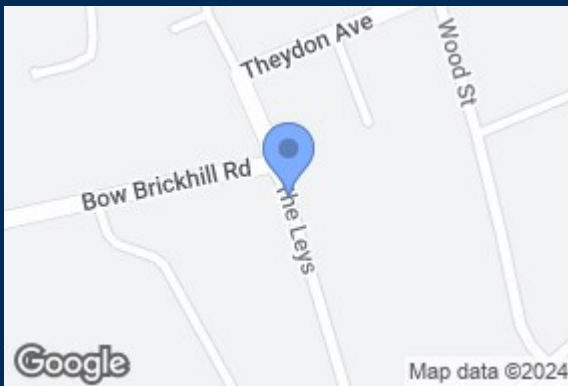
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Fine Homes Property are excited to present this stunning four bedroom family home in the heart of Woburn Sands walking distance to the high street. With so much to offer including the beautiful gardens and garden office. Internally you have two large reception rooms, kitchen, utility room, cloakroom, four bedrooms and the family bathroom. An internal viewing is highly recommended to not miss out on this charming home walking distance of Woburn Sands train station.

- Victorian four bedroom family home.
- Huge, lush & lovely rear garden with patios, lawn and seating areas.
- Two spacious reception rooms.
- Sleek modern kitchen.
- 15 minute drive to Milton Keynes.
- 300 square foot skylit standalone garden studio/office.
- Immaculate and stylish décor throughout.
- Skylit utility room and downstairs cloakroom.
- Good school catchments for all ages.
- 10 minute walk to Woburn Sands high street and train station.







Approximate Gross Internal Area
 Ground Floor = 39.2 sq m / 422 sq ft
 First Floor = 33.7 sq m / 363 sq ft
 Second Floor = 13.3 sq m / 143 sq ft (Excluding Eaves)
 Studio = 26.6 sq m / 286 sq ft
 Total = 112.8 sq m / 1,214 sq ft

First Floor **Second Floor** (Not Shown in Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	<p>75</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>75</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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