



Downham Road | Woburn Sands | Milton Keynes | MK17 8NQ

Price Guide £500,000

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Guide Price £500,000-£515,000 - We are proud to present this beautiful, three bedroom detached family home with a large driveway to the front and a secluded rear garden situated in the sought after Woburn Sands. Inside, you have over 1000 square feet of tastefully decorated, recently refurbished, open plan living space and, on the first floor, there are three bedrooms as well as a luxurious family bathroom. Woburn Sands has everything your need for day to day living with a bustling high street, train station, open countryside just moments from your door and Milton Keynes is only a ten minute drive away.

- Detached family home in a sought after road in Woburn Sands.
- Large driveway to the front with block paved parking for two cars.
- Secluded mature rear garden.
- Open plan, ground floor living space with a stunning kitchen dining room.
- Luxurious high spec family bathroom.
- Three good size bedrooms.
- Great rail links to London from Woburn Sands or Milton Keynes.
- 10 minute drive to Milton Keynes centre.
- Primary and secondary schools within half a mile.
- 5 minutes to woodland and open countryside.







Approximate Gross Internal Area
 Ground Floor = 56.7 sq m / 610 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Total = 100.6 sq m / 1,082 sq ft



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 |
| Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| | 83 | | |
| | 64 | | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

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