



78 Station Road
Milton Keynes, MK17 8SB



William Coulson
Partnered With
Simpsons
Property Experts

"Often Requested, Rarely Available"

Situated within the prestigious Woburn Sands, this truly impressive two-bedroom Mews property boasts generous proportions throughout, charming original features, and a stunning south-west facing rear garden!

Conveniently located within walking distance to the town centre with popular restaurants, cafes, local schools, independent shops and easy access to Woburn Sands train station with links into London Euston within an hour via Bletchley.

Entrance is gained through the charming, wide timber front door into the living room featuring attractive flooring, brick feature fireplace with log burning stove and a spiral steel staircase rises to the first floor.

Stunning open plan living/dining room boasting high ceilings, wood flooring and a charming bay window to the front elevation. The room offers ample space for both living and dining, and an opening leads through into the kitchen.

Well-presented kitchen featuring a window to the rear elevation, attractive flooring, LED ceiling spotlights, a host of shaker style eye and base level units, worksurface with a tiled splash back, a ceramic sink, an integrated electric oven with a four-ring gas hob and extractor over, space for fridge/freezer, dishwasher and washing machine.

Bedroom two benefits from being double in size with views over the rear garden and loft space.

Main bathroom with mosaic floor tiles, tiled walls to dado height and incorporating a three-piece suite to include a panel enclosed bath, a low-level WC and wash hand basin vanity.

The main bedroom is located on the first floor with two built in wardrobes and access to the ensuite shower room. The ensuite benefits from a three-piece suite to include a fully tiled and enclosed shower, a low-level WC and a pedestal wash hand basin.

The south-west facing rear garden is larger than average and features a paved patio area ideal for seating and this continues down to the garden office which benefits from power and lighting

Offers over £350,000



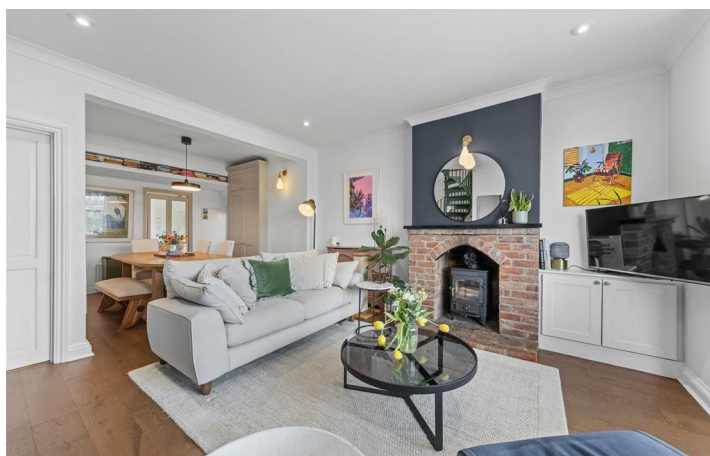
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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
 Made with RoomSketcher



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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