



**The Bungalow, Club Lane, Woburn Sands,  
MILTON KEYNES MK17 8RA**

**welcome to**

## **The Bungalow, Club Lane, Woburn Sands, MILTON KEYNES**

SPACIOUS 3 Bedroom DETACHED BUNGALOW ideally located within a stone's throw of WOBURN SANDS HIGH STREET. Parking for MULTIPLE VEHICLES and GARAGE

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Half glazed composite door to the front. Feature brick wall. Glass block curved wall. Laminate flooring. Spotlights. Radiator. Wooden staircase to the first floor.

### **Cloakroom**

Double glazed window to the rear. Close coupled WC. Pedestal wash hand basin with chrome taps. Laminate floor. Spotlights. Radiator.

### **Lounge**

15' 4" x 11' 8" plus bay ( 4.67m x 3.56m plus bay )  
Double glazed window & patio doors to the rear. Feature gas fireplace. Laminate flooring. Spotlights. Radiator x2.

### **Dining Room**

14' 4" x 12' 5" plus bay ( 4.37m x 3.78m plus bay )  
Double glazed bay window to the rear. Double glazed window to the side. Laminate flooring. Wall lights x2 Radiator x2. Open arch to the kitchen.

### **Kitchen**

15' 3" x 10' 10" plus bay ( 4.65m x 3.30m plus bay )  
Double glazed bay window to the front. Half glazed double glazed door to the side. High & low units with worksurfaces over. Integrated appliances comprising of dishwasher, washing machine, fridge, freezer, oven & hob with chimney style extractor fan. Sink & drainer unit. Mirrored splash backs. Laminated flooring. Spotlights.

### **Study / Bedroom 4**

11' 7" x 8' 9" ( 3.53m x 2.67m )  
Double glazed window to the side & rear. Parquet flooring. Laminate flooring. Spotlights. Radiator.

### **Landing**

Restricted ceiling height. Ideal study area. Velux window x2. Feature brick wall. Laminate flooring. Spotlights. Radiator.





### **Master Bedroom**

12' 1" Plus wardrobe x 12' 1" min ( 3.68m Plus wardrobe x 3.68m min )

#### **En-Suite**

Glass block shower enclosure with chrome "Rise & Fall" mixer shower. Floating concealed WC. Wash hand basin & mixer tap. Tiled splash backs. Laminate flooring. Wall lights. Radiator.

### **Bedroom 2 With Shower**

11' 4" x 15' 7" ( 3.45m x 4.75m )

Restricted ceiling height. Double glazed window to the front. Laminate flooring. Spotlights. Radiator. Shower enclosure with "Rise & Fall" shower with chrome mixer tap & tiled splashback.

### **Bedroom 3**

Restricted ceiling height. Velux windows x3 to the rear. Laminate flooring. Spotlights. Radiator.

### **Bathroom**

Velux skylight window. Corner bath with chrome mixer shower attachment. Contemporary round wash hand basin with chrome mixer taps & vanity below. Floating WC. Chrome towel radiator.

### **Front**

Block paved driveway with parking for multiple vehicles. Sloped path to the front door. Shingle area.

### **Garage**

9' 9" x 15' 7" ( 2.97m x 4.75m )

Remote control up & over door, Power & light. Valliant combi boiler. Double glazed window to the rear.

### **Rear Garden**

Mature garden mainly laid to lawn with raised patio area surrounded by trees & shrubs.



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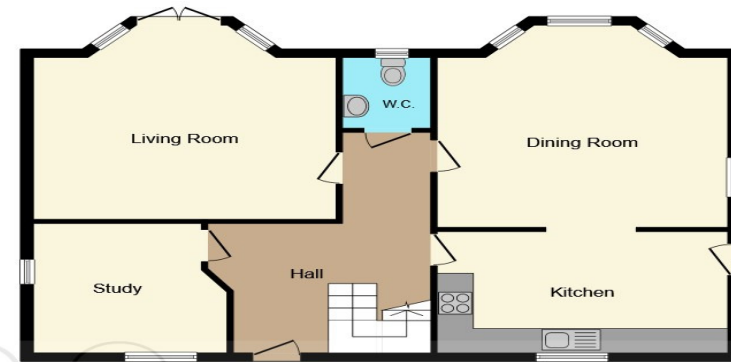
## The Bungalow, Club Lane, Woburn Sands MILTON KEYNES

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 BEDROOM CHALET STYLE DETACHED BUNGALOW
- CONTEMPORARY DESIGN & FEATURES

Tenure: Freehold EPC Rating: D

guide price

**£550,000**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:  
WOS104888 - 0007

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