



Kiln Drive, Woburn Sands, Milton Keynes, MK17 8FE

welcome to

Kiln Drive, Woburn Sands, Milton Keynes

This FOUR-BEDROOM family home offers well-planned internal space with TWO EN SUITE'S, plus a FAMILY BATHROOM and DOWNSTAIRS TOILET. Downstairs has a BRIGHT LIVING/DINING ROOM with French doors leading to a CONSERVATORY and an ENCLOSED REAR GARDEN. Also benefiting from a GARAGE and DRIVEWAY.

Entrance Hall

Radiator. Staircase with handrail leading to first floor. Door to Inner Hallway. Two radiators. Door to under stairs storage cupboard. Door to Cloakroom. Open to Kitchen and Lounge.

Cloakroom

Fitted with a white suite comprising low level WC, pedestal hand wash basin with mixer tap and pop up waste. Single radiator. Ceramic tiling. Extractor fan. Part tiled.

Kitchen

11' 6" x 7' 3" (3.51m x 2.21m)
double glazed window to front. Fitted with range of wall, base and drawer units with fitted wood effect work tops. part tiled. One bowl stainless steel sink unit with mixer tap over. Electrolux fan assisted electric oven, Hotpoint four ring electric hob with glass splash back plate and extractor hood over. Cupboard housing Ideal Logic combination gas boiler serving central heating to radiators and hot water. Integrated fridge freezer and dishwasher. Space for washing machine.

Lounge

15' 2" x 12' 11" (4.62m x 3.94m)
Two double glazed windows and two double glazed French doors opening onto Conservatory. Two radiators. TV point.

Conservatory

9' 10" x 8' 1" (3.00m x 2.46m)
Tiled floor. Partly brick built with double glazed windows. Double glazed door opening into rear garden.

First Floor

Landing

Two radiators. Door to cupboard housing water tank and shelving. Staircase with banisters and handrail leading to second floor accommodation.

Bedroom 2

13' x 10' 6" (3.96m x 3.20m)
Double glazed window to rear. radiator. Door to En Suite.

En-Suite

Fitted with a white suite comprising hand wash basin with mixer tap, low level WC, corner shower cubicle with sliding screen door and wall mounted shower mixer. Chrome towel radiator. Extractor fan.

Bedroom 4

13' 2" x 6' 11" (4.01m x 2.11m)
Two Double glazed windows to front. Radiator.

Family Bathroom

Fitted with a white suite comprising low level WC, hand wash basin with mixer tap, panelled bath with mixer tap. Chrome towel radiator. Ceramic tiling. Extractor fan.

Second Floor

Landing

Radiator. Banisters and handrail. Access to loft space.

Bedroom 1

13' x 12' 6" (3.96m x 3.81m)
Double glazed window to rear. Radiator.

En-Suite

Fitted with a white suite comprising low level WC, hand wash basin with mixer tap, double shower cubicle with sliding screen door and wall mounted shower mixer. Recess ceiling lights. Extractor fan. Chrome towel radiator.

Bedroom 3

13' 2" x 12' 11" (4.01m x 3.94m)
Double glazed window to front. Radiator.

Outside Front

Small hard landscaped front garden. Driveway to side of property with parking for two/three cars leading to Single Garage and gated access to rear garden.

Rear Garden

Landscaped and fully enclosed with fencing. Paved patio area. Partly laid to lawn. Mix of flower and shrub borders. Gated access to driveway.

Garage

Up and over door. Light. Power. Door to rear garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Kiln Drive,
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- FOUR BEDROOM FAMILY HOME
- 2 EN-SUITES, FAMILY BATHROOM & DOWNSTAIRS TOILET
- CONSERVATORY
- GARAGE & OFF-ROAD PARKING
- IN POPULAR 'PARKLANDS' ESTATE

Tenure: Freehold EPC Rating: Awaiting

£475,000



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Property Ref:
WOS105336 - 0004

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