



**Hillway, Woburn Sands Milton Keynes MK17 8UL**



**welcome to**

## **Hillway, Woburn Sands Milton Keynes**

Spacious FIVE bedroom home in prestigious location boasting CHARM and CHARACTER throughout. Features a stunning large GARDEN, perfect for entertaining. A RARE opportunity to own a MATURE property ready to move into!  
Walkable to rail line and local SCHOOLING. Easy A421 commute and local amenities.

### **Entrance Porch**

Quarry style floor. Front door. Double glazed window to side. Double glazed door to entrance hall and window.

### **Entrance Hall**

Stairs and banister up to level 1. Spotlights. Radiator. Laminated flooring. Space understairs for storage. Doors to lounge, dining room and kitchen.

### **Wet Room**

Double glazed obscured window to side. Fully tiled. Non-slip floor. Wash hand basin. WC. Extractor fan. Rainforest shower.

### **Lounge**

12' 4" max x 10' 11" min ( 3.76m max x 3.33m min )  
Carpet. Double glazed bay window to front with curved radiator. Custom fit blinds. TV point. Open brick fireplace. Picture rail.

### **Dining Room**

11' 10" x 10' 10" into alcove ( 3.61m x 3.30m into alcove )  
Radiator. Closed fireplace. Open to kitchen/family room. Laminated flooring. Picture rail.

### **Kitchen/Family Room**

27' 1" max x 18' 8" max ( 8.26m max x 5.69m max )  
'Duck egg' colour kitchen by magnet. Range of base and wall unit with quartz worktops and breakfast bar. 1 1/2 bowl stainless steel sink with hot and cold taps. Spotlights under units. Integrated AEG dishwasher, fridge/freezer, wine cooler. Space for washing machine and dryer in storage cupboard. Range master cooker with 5 gas ring and griddle with double oven and extractor over. Double glazed window to rear. Three velux windows with built in blinds. Door to wet room. Double glazed bi-fold doors to rear.

### **Landing**

Stairs with banister up to 2nd floor, Doors to bedrooms 2,3,4,5 and bathroom. Radiator. Double glazed window to front.

### **Bedroom 2**

12' 7" x 10' 11" min ( 3.84m x 3.33m min )  
Double glazed bay window to front with built in window seat and storage. Carpet. Custom made blinds. Picture rail.

### **Bedroom 3**

Carpet. Double glazed window to rear. Radiator. Spotlights. Built in wardrobe and desk with space for a 43' inch TV above.

### **Bedroom 4**

11' 11" x 9' 8" min ( 3.63m x 2.95m min )  
Radiator, Double glazed window to rear. Carpet.

### **Bedroom 5**

7' 11" x 7' 10" ( 2.41m x 2.39m )  
Radiator. Double glazed window to front. Carpet.

### **Bathroom**

Retro tiled flooring. Part tiled walls. Wash hand basin with hot and cold taps. WC. Freestanding bath with mixer shower over. Double glazed window with blind to rear. Spotlights.

### **2nd Floor/Landing**

Carpet. Space for storage.

### **Master Bedroom**

14' 5" x 14' 4" ( 4.39m x 4.37m )  
Restricted Head height. Carpet. Two alcoves. Two velux windows to rear with fitted black out blinds.

### **Loft Room**

10' 5" x 6' 8" ( 3.17m x 2.03m )  
Fully boarded. Double glazed velux window. Potential for conversion to en-suite facility or walk in dressing room. Gas boiler and water tank.

### **Outside Front Garden**

Gravelled driveway. Parking for several cars. Shrubs and fencing boarders. Slabbed ramp up to front door.

### **Rear Gardens**

Patio area. Mostly laid to lawn of 0.49 acres. Fully enclosed by fencing and shrubs. 'Hobbit house' with lights and bbq pit. Mature trees. Greenhouse with decking area. Shed. Childrens slide and small childrens wooden play house.

### **Garage**

Double front doors. Electrics and light. Concrete floor. Insulated roof. Built in base and wall units.

### **Agents Note:**

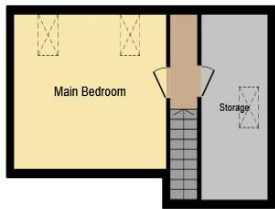
We are advised by our vendor that there is Planning Permission available for a first floor extension. Plans and information can be found on the Milton Keynes planning portal.



**Ground Floor**



**First Floor**



**Second Floor**

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](http://www.focalagent.com)



**welcome to  
Hillway,  
Woburn Sands Milton Keynes**

- PRESTIGIOUS NO THROUGH ROAD
- PERIOD HOME WITH FIVE BEDROOMS & TWO BATHROOMS
- FABULOUS MATURE REAR GARDEN
- EXTENDED WITH FURTHER POTENTIAL TO DEVELOP
- SUPERB SCHOOL CATCHMENT AND LOCALITY TO AMENITIES

Tenure: Freehold EPC Rating: C

offers in excess of  
**£875,000**



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