



Kiln Drive, Woburn Sands Milton Keynes MK17 8FE

welcome to

Kiln Drive, Woburn Sands Milton Keynes

EXCELLENT CONDITION with FOUR DOUBLE BEDROOMS, this EXTENDED semi-detached town house overlooking LINEAR PARK to the front has FLEXIBLE ACCOMMODATION arranged over three floors and benefits from double glazing, an EN SUITE to master, separate SHOWER ROOM and family BATHROOM. Garden and GARAGE.

Entrance Hall

Composite door to front. Radiator. Stairs to the first floor landing. Bi-fold crittall door into kitchen. Door to cloakroom. Understairs storage cupboard. Amtico flooring.

Cloakroom

WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Partly tiled walls. Amtico flooring.

Lounge

15' x 12' 11" (4.57m x 3.94m)
Two radiators. Karndean flooring. Open into dining room.

Dining Room

11' 10" x 7' 5" (3.61m x 2.26m)
Radiator. Vaulted ceiling. Double glazed electric skylight window. Double glazed bi-folding doors opening to garden. Karndean flooring.

Kitchen

11' 5" x 7' 2" (3.48m x 2.18m)
Double glazed window to front aspect. Range of wood effect kitchen storage units at base and eye level with quartz worksurface over and uplifts. Built in electric oven. Gas hob. Stainless steel chimney style extractor fan. Quartz/stainless steel sink, Integrated washing machine and dishwasher. Space for upright fridge/freezer. Gas central heating boiler. Spot lights. Amtico flooring.

First Floor Landing

Radiator. Airing cupboard. Carpet to floor. Doors to two bedrooms and bathroom.

Bedroom 1

12' 11" x 10' 9" (3.94m x 3.28m)
Double glazed window to the rear. Radiator. Carpet to floor. Door to en-suite.

En-Suite

Walk in shower cubicle. WC. Pedestal wash hand basin with mixer tap. Partly tiled walls. Spot lights. Extractor fan. Amtico flooring.

Bedroom 4

12' 11" x 6' 11" (3.94m x 2.11m)
Two double glazed windows to the front. Radiator. Built in wardrobes. Carpet to floor.

Bathroom

Panelled bath with mixer tap. WC. Pedestal wash hand basin with mixer tap. Partly tiled walls. Spot lights. Extractor fan. Amtico flooring.

Second Floor Landing

Loft access. Radiator. Carpet to floor. Doors to two bedrooms and shower room.

Bedroom 2

13' x 12' 7" (3.96m x 3.84m)
Double glazed window to rear. Radiator. Built-in Wardrobes. Carpet to floor.

Bedroom 3

12' 11" x 10' 11" (3.94m x 3.33m)
Double glazed window to the front. Radiator. Built in wardrobes. Carpet to floor.

Second Floor Shower Room

Walk in shower cubicle. WC. Pedestal wash hand basin with mixer tap. Partly tiled walls. Spot lights. Extractor fan. Amtico flooring.

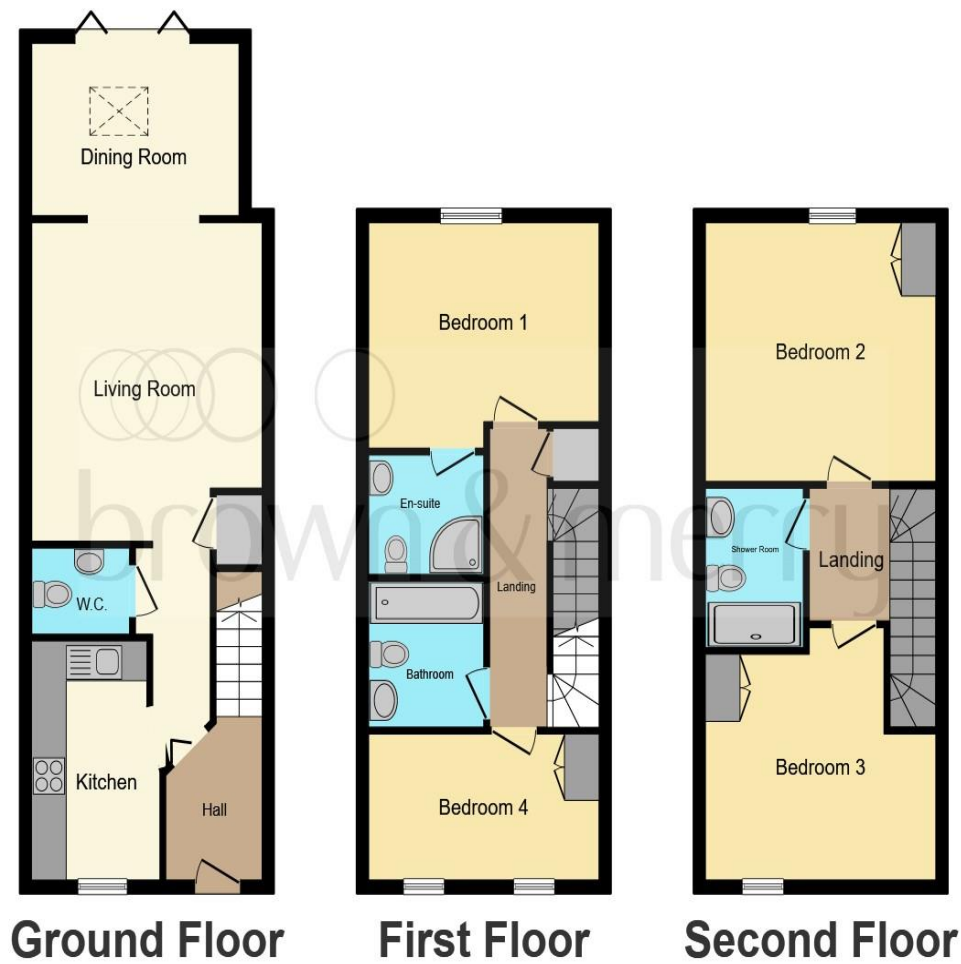
Outside

Rear: Fully enclosed. Patio area. Artificial grass. Access to garage.

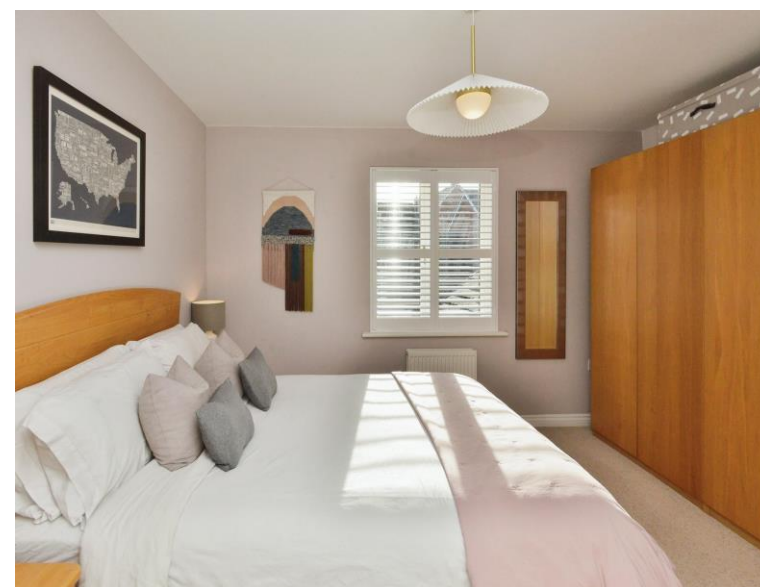
Front: Pathway to front door. Outside light.

Garage

16' 11" x 8' 5" (5.16m x 2.57m)
Single garage with up and over door. Off road parking and driveway for three cars.



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



welcome to
Kiln Drive,
Woburn Sands Milton Keynes

- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- EXTENDED TO REAR
- GARAGE AND PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

£475,000



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