

# property details **approval form**

33 Sturdy Lane, Woburn Sands, Milton Keynes, Buckinghamshire, England, MK17 8GD

**Date:** 26 February 2025

**Property Ref and Version:** WOS105129 - 0011

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers over £500,000

Tenure: Freehold

## >> **key features**

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- > FOUR BEDROOM SEMI DETACHED TOWN HOUSE
- > THREE BATHROOMS
- > GARAGE AND CAR PORT
- > KITCHEN/DINER
- > CONSERVATORY
- > GREAT LOCATION
- > COUNCIL TAX BAND D
- > EPC Rating: C

## >> **short description**

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Spacious FOUR bedroom TOWNHOUSE with GARAGE and CAR PORT. Located in the sought after area of Woburn sands

## >> **long description**

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This Stunning FOUR bedroom townhouse is nestled in the charming and sought after area of Woburn Sands, The property is easy walking distance to locals shops, pubs and cafes, as well as excellent transport links to both Milton Keynes and surrounding areas. The village is renowned for its beautiful green spaces, with Woburn sands railway station just a short walk away, providing direct routes to London and other major cities.

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## >> room description

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### **Entrance Hall**

Karndean flooring. Radiator and spot light. Stairs to first floor.

### **Cloakroom**

WC. Wash hand basin. Heated towel rail. Partly tiled. Spot lights.

### **Lounge**

19' 6" narrowing to x 9' 6" ( 5.94m narrowing to x 2.90m )

Carpeted throughout. Double glazed window to rear and front aspects. Two radiators. Eclectic fire.

### **Kitchen**

19' 6" narrowing to x 14' 1" ( 5.94m narrowing to x 4.29m )

Fitted with wall and base units. Built in dishwasher and fridge/freezer. 1.5 stainless steel sink. 6 ring gas cooker.

Coffee machine. Two radiators. Extractor fan. Double glazed window to the front aspect. Karndean flooring throughout. Doors leading into conservatory.

### **Conservatory**

Wood effect flooring throughout. Two radiators. Spot lights. Doors opening into garden.

### **Landing**

Fully carpeted. Storage cupboard with tank. Radiator. Double glazed window to rear aspect.

### **Bedroom**

9' 2" narrowing to x 6' 7" ( 2.79m narrowing to x 2.01m )

Fully carpeted. Radiator. Double glazed window to the rear aspect.

### **Bedroom - First Floor**

10' 7" narrowing to x 9' 2" ( 3.23m narrowing to x 2.79m )

Situated on the first floor. Fully carpeted with built-in storage. Radiator. Door leading through to Jack & Jill en-suite.

Double glazed window to the front aspect.

### **Bedroom - En-Suite**

Fully tiled. WC and wash hand basin. Door to bedroom. Radiator. Spot lights. Double glazed window to the front aspect.

### **Bedroom - Top Floor**

13' 2" narrowing to x 9' 9" ( 4.01m narrowing to x 2.97m )

Fully carpeted throughout. Two built-in wardrobes. 2 Radiators. Double glazed window to rear and front aspects.

### **Bedroom - Top Floor**

9' 8" narrowing to x 9' 1" ( 2.95m narrowing to x 2.77m )

Fully carpeted. Radiator. Two built-in wardrobes. Door leading through to en-suite.

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### **En-Suite**

WC built into units. Wash hand basin. Heated towel rail. Panelled bath with mixer shower. Double glazed window to the front aspect. Spot lights.

### **Top Floor Landing**

Fully carpeted. Access to loft. Storage cupboard. Radiator. Double glazed window to the rear.

### **Top Floor Bathroom**

Fully tiles with WC and wash hand basin. Large shower cubicle. Extractor fan. Spot lights. Double glazed window to the front aspect.

### **Loft Space**

Loft hatch with ladder. Light. Stairs to the first floor.

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## >> **property images**



**Your Brown & Merry office:** 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

**T** 01908 583231 **E** WoburnSands@brownandmerry.co.uk



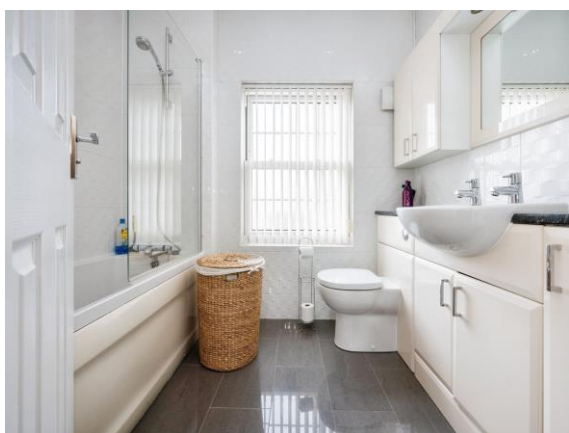
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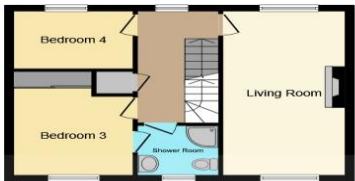
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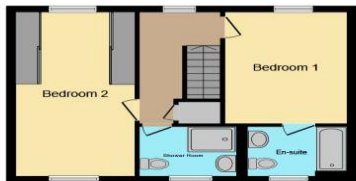
## >> floor plan



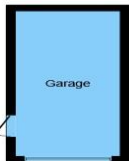
Ground Floor



First Floor



Second Floor



Garage

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)

## >> approval

Signature

Date

Kerry Riley		
Ms H. Hill		

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