



Elm Grove, Woburn Sands Milton Keynes MK17 8PS

welcome to

Elm Grove, Woburn Sands Milton Keynes

Located within a residential cul-de-sac IN WOBURN SANDS this family home offers THREE good sized bedrooms, a refitted shower room, SEPARATE LOUNGE & FAMILY/KITCHEN/DINING ROOM with patio doors opening to the rear garden. Benefitting from a partial garage conversion & OFF ROAD PARKING

Entrance Hall

UPVC door to the front. Obscure double glazed window to the front. Radiator. Downlights, Laminate flooring. Stairs rising to first floor. Door leading to kitchen.

Lounge

12' 2" x 10' 3" (3.71m x 3.12m)
Laminate flooring. TV point. Coving to ceiling. Double panelled radiator. Double glazed window to the front aspect.

Kitchen/Breakfast Room

19' 5" x 8' 4" (5.92m x 2.54m)
Fitted with a range of coloured units at base and eye level, under unit concealed lighting, plinth mood lights, stainless steel sink with drainer and sink macerator, work surfaces with uplift & tiling to splashbacks. Electric fan oven, ceramic hob, cooker point, stainless steel cooker hood. Integrated dishwasher, integrated fridge, combination microwave/oven/grill. Integrated wine cooler. Coving to ceiling, recessed downlights, laminate flooring, two radiators. Under stair storage cupboard. Further storage cupboard. Space for table and chairs. Double glazed window to rear. Door into utility room. Half glazed door to the lounge. Double glazed patio doors to garden.

Utility Room/Shower

Shower cubicle with wall mounted electric Triton shower. Combined wash hand basin with toilet. Plumbing for washing machine/dryer, extractor fan, wall-mounted electric heater, wall-mounted gas combination boiler.

Landing

Doors to bedrooms and shower room. Access to

part-boarded loft via pull-down ladder.

Bedroom 1

11' 9" max x 10' 4" (3.58m max x 3.15m)
Double glazed window to the front aspect. Fitted mirror-fronted wardrobes, radiator and coving to ceiling.

Bedroom 2

11' 8" x 8' 6" (3.56m x 2.59m)
Double glazed window to the rear aspect. Radiator. Coving to ceiling.

Bedroom 3

7' 3" plus door recess x 5' 6" (2.21m plus door recess x 1.68m)
Double glazed window to front, radiator, storage cupboard, recessed storage area, coving to ceiling.

Shower Room

Double glazed window to rear. Heated towel rail. Combination vanity and toilet unit. Mirrored wall cabinet. Coving to ceiling. Double width shower.

Outside Garden

Front: Block paved providing off-road parking for up to three vehicles. Access to garage/storage. Storm canopy to front door.

Rear garden: South-facing. Enclosed by panel fencing. Lawned area. Fixed canopy over flagged patio area with low-rise steps to lawned area, courtesy light, water tap and power socket. Summer house with power and light. Storage shed with power and light.

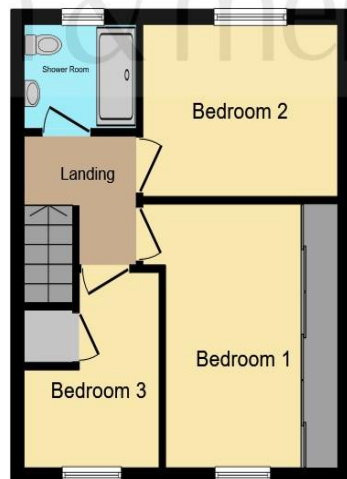
Garage

Partially converted to provide downstairs

shower/utility room. Up and over door, power and light. Doors to shower/utility, kitchen and upvc door to garden.



Ground Floor



First 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



welcome to

Elm Grove,

Woburn Sands Milton Keynes

- THREE BEDROOM SEMI-DETACHED
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- ENCLOSED SOUTH WESTERLY FACING REAR GARDEN
- OFF ROAD PARKING FOR THREE CARS

Tenure: Freehold EPC Rating: C

£385,000



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Property Ref:
WOS105582 - 0006

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