



**Heatherlea, Hardwick Road, Woburn Sands, Milton  
Keynes MK17 8QH**

**welcome to**

## **Heatherlea, Hardwick Road, Woburn Sands, Milton Keynes**

SUBSTANTIAL period home offering HUGE amounts of potential for both family living and to EXTEND (STPP). Superbly located in the heart of Woburn Sands village this property boasts an ENVIABLE garden plot, plenty of PARKING, OUTBUILDINGS and CHARACTER!

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Porch**

UPVC double glazed door to front. Two double glazed windows to the side and front. Tiled floor. Internal door to entrance hall.

### **Entrance Hall**

Radiator. Doors to kitchen, lounge and dining room. Understairs storage cupboard with window to side.

### **Breakfast Room**

11' 7" x 10' 2" ( 3.53m x 3.10m )  
Double glazed window overlooking rear garden. Rayburn stove. Door to walk in pantry. Door into utility room. Door to kitchen area. Two built in corner storage cupboards.

### **Walk In Pantry**

5' 11" x 2' 11" ( 1.80m x 0.89m )  
Window to side. Wall mounted shelf storage.

### **Kitchen Area**

6' 9" x 6' 3" ( 2.06m x 1.91m )  
Double glazed window to side aspect. Wall mounted Worcester gas central heating boiler. 1.5 stainless steel sink and drainer unit with mixer tap. Range of wood effect base and wall storage cupboards with worksurface over. Tiling to splash areas. Space and plumbing for washing machine. Door leading to garden.

### **Utility Room**

5' 5" x 5' 3" ( 1.65m x 1.60m )  
Window to rear aspect. Tiled floor. Space for further white goods and kitchen storage.

### **Dining Room**

13' 2" into alcove x 12' ex bay ( 4.01m into alcove x 3.66m ex bay )  
Sash bay window overlooking front garden. Secondary glazing unit. Picture rail. High skirting. Radiator. Fireplace with tiled hearth and back, complementary wooden feature surround.

### **Sitting Room**

13' 3" into alcove x 12' ex bay ( 4.04m into alcove x 3.66m ex bay )  
Sash window overlooking front garden. Secondary

glazing unit. Picture rail. High skirting. Fireplace with marble hearth and feature marble surround. Radiator.

### **Landing**

Window to side aspect. Access to loft. Doors to WC, shower room, and all bedrooms.

### **Bedroom**

13' x 11' 10" max ( 3.96m x 3.61m max )  
Sash window to front aspect. Secondary glazing unit. Picture rail. Radiator. High skirting.

### **Bedroom**

13' 1" to side of chimney x 11' 10" ( 3.99m to side of chimney x 3.61m )  
Dual aspect room with sash windows to front and side aspects. Secondary glazing unit. Radiator. Burlington oversized wash hand basin. Tiling to splashback area. Picture rail. Wall lights. High skirting. Fitted fireplace storage cabinet.

### **Dressing Area**

6' 8" x 5' 5" ( 2.03m x 1.65m )  
Double glazed window overlooking side aspect. Door leading to bedroom three.

### **Bedroom**

11' 7" x 10' 1" ( 3.53m x 3.07m )  
Sash window overlooking rear garden. Secondary glazing unit. Radiator.

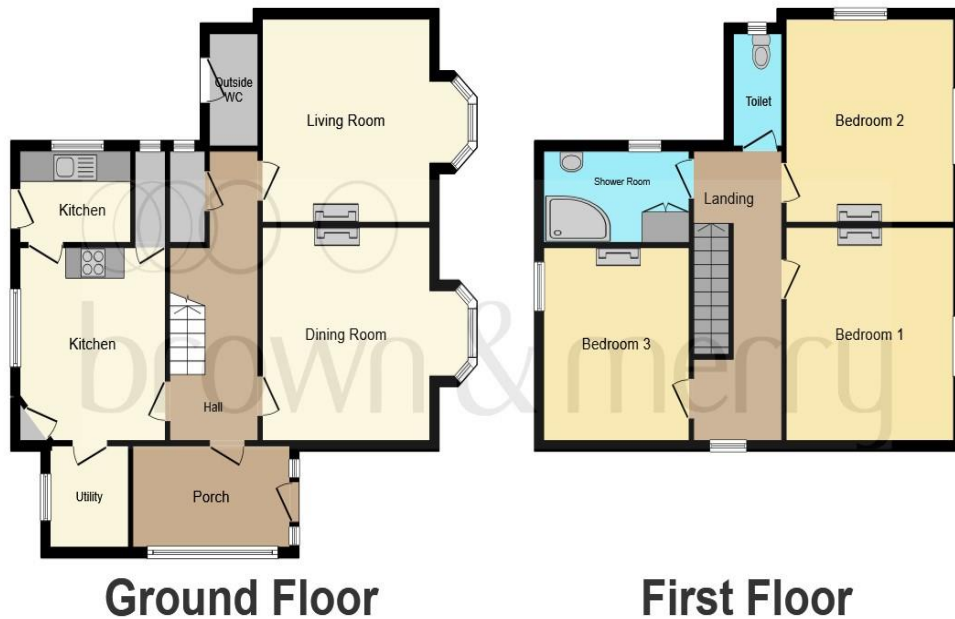
### **Wc**

Window to side aspect. Concealed flush WC.

### **Shower Room**

Sash window to side aspect. Secondary glazing unit. Wall in double length shower cubicle with fitted shower screen. Edwardian wall mounted wash hand basin. Radiator. High skirting. Picture rail.





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)



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**Heatherlea, Hardwick Road,**

**Woburn Sands, Milton Keynes**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SUBSTANTIAL THREE BEDROOM PERIOD HOME
- SUPERB GARDEN PLOT

Tenure: Freehold EPC Rating: D

guide price

**£650,000**



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Property Ref:  
WOS105125 - 0010

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