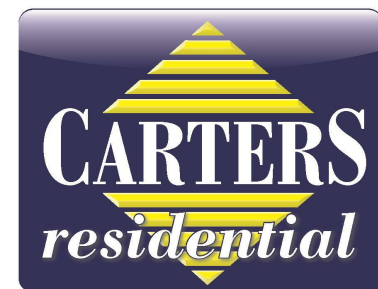




Pine Grove, Milton Keynes, MK17 8PX



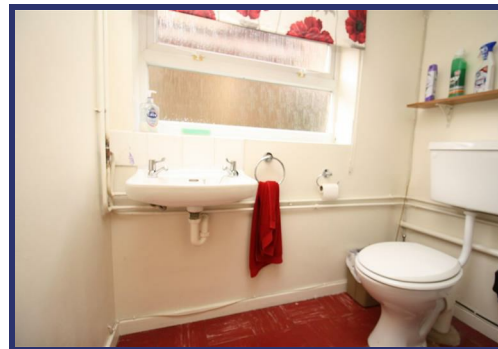
23 Pine Grove
Woburn Sands
Milton Keynes
MK17 8PX

£475,000

Carters are delighted to offer to the market this well proportioned **THREE BEDROOM DETACHED** family home situated on a **Cul-De-Sac** and **RESTING ON A GENEROUS PLOT**, in the highly desirable location of Woburn Sands. The property is located within walking distance to local schools, bus routes and Woburn Sands High Street with it's established mixture of local shops and restaurants. The location also offers easy access for commuting with the M1, A5 & A421 road network and the Euston to Birmingham mainline station.

The accommodation in brief comprises a reception hall, **DOWNSTAIRS CLOAKROOM**, separate lounge and dining room, **CONSERVATORY**, kitchen with built in and integrated appliances, first floor landing, three bedrooms and a **REFITTED FAMILY SHOWER ROOM**. The benefits include double glazing, gas to radiator central heating, parquet flooring to the majority of the ground floor, a good size **SOUTH FACING REAR GARDEN**, **OVERSIZED ATTACHED GARAGE** with electric door and a blocked paved driveway to the front offering **OFF ROAD PARKING FOR UP TO SIX VEHICLES**. The property is offered with **NO UPPER CHAIN** and internal viewing is recommended. EPC rating C.

- Highly Sought After Area Of Woburn Sands
- Walking distance To High Street
- Cul-De-Sac Location
- Downstairs Cloakroom
- Separate Lounge & Dining Room
- Conservatory
- Refitted Shower Room
- Oversized Garage & Driveway For Up To 6 Vehicles
- No Upper Chain
- EPC Rating C





Reception Hall

Entrance via a composite door with obscure double glazed light leaded stained glass panel into the reception hall. Stairs rising to the first floor. Doors to lounge, dining room, kitchen and cloakroom. Radiator. Two understairs storage cupboards. Understairs door to the cloakroom housing the washing machine. Wooden Parquet flooring.

Cloakroom

Obscure UPVC double glazed window to the side aspect. Suite comprising low level w.c. and wall mounted wash hand basin with tiling to splashback area. Plumbing for washing machine.

Lounge

Two UPVC double glazed windows to front aspect. Stone-built fireplace with a recess. Two radiators. Currently laid with carpet but parquet flooring remains underneath.

Dining Room

Double glazed patio doors leading to the conservatory. Radiator. Wooden Parquet flooring.

Conservatory

UPVC double glazed construction with a UPVC double glazed door to the rear garden. Ceramic tiled flooring.

Kitchen

UPVC double glazed window to the rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in double oven and induction hob with extractor hood over. Glass display units. Wall mounted boiler. Integrated fridge, freezer and dishwasher. Tiled to splashback areas.

First Floor Landing

UPVC double glazed window to side elevation. Access to loft. Doors to all rooms.

Bedroom One

Two UPVC double glazed windows to rear elevation. Range of fitted furniture to include wardrobes with storage units over, drawers and bedside tables. Radiator.

Bedroom Two

UPVC double glazed window to front elevation. Radiator.

Bedroom Three

UPVC double glazed window to front elevation. Storage cupboard and airing cupboard with storage units over. Radiator.

Shower Room

Obscure UPVC double glazed window to side elevation. Re-fitted white suite comprising low level w.c., shower cubicle with handrail, and pedestal mounted wash hand basin. Chrome heated towel rail. Fully tiled walls.

Exterior

Front

Fully block paved offering off-road parking for approximately six vehicles. Enclosed by a small brick retaining wall.

Rear Garden

Generous size and south facing comprising a paved patio area, steps up to a lawn, planted borders, semi circle pathway and further paved areas with raised beds. Greenhouse and timber shed to remain. Two trees. Gated front access. Courtesy door to garage. Outside tap and power supply. Enclosed by timber fencing.

Garage

Attached oversize garage with an electric up and over door. Power and light connected.

Note To Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

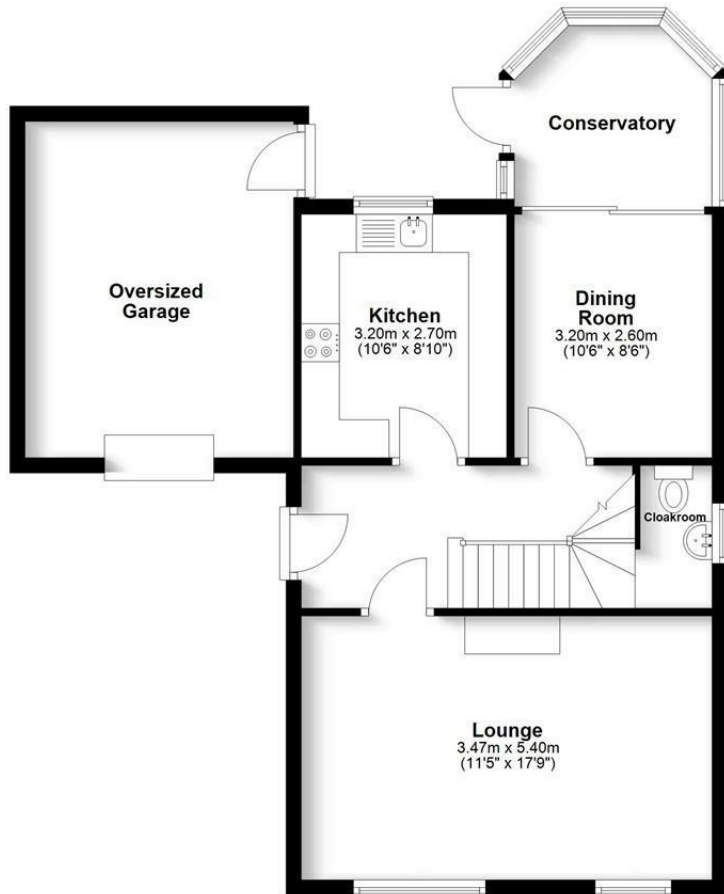






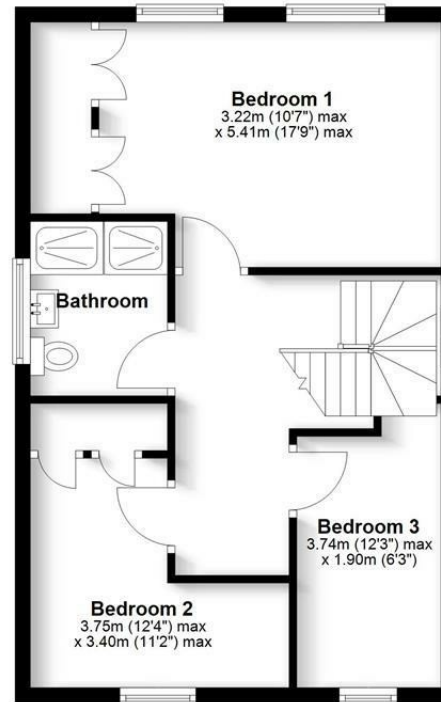
Ground Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



First Floor

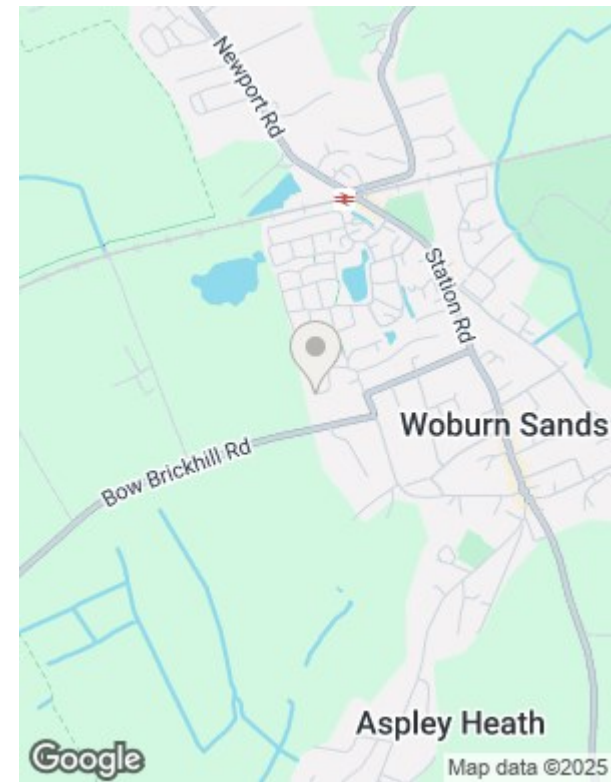
Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 100.4 sq. metres (1080.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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📍 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	86
England & Wales			

