



Theydon Avenue, Woburn Sands, MK17 8PL

Price £650,000 Freehold



Great size rear garden and fantastic extended three bedroom detached 1930's house situated in the very popular Woburn Sands. The property has two reception rooms a refitted kitchen and scope to extend further subject to relevant planning permission.





# Theydon Avenue

Woburn Sands, MK17 8PL



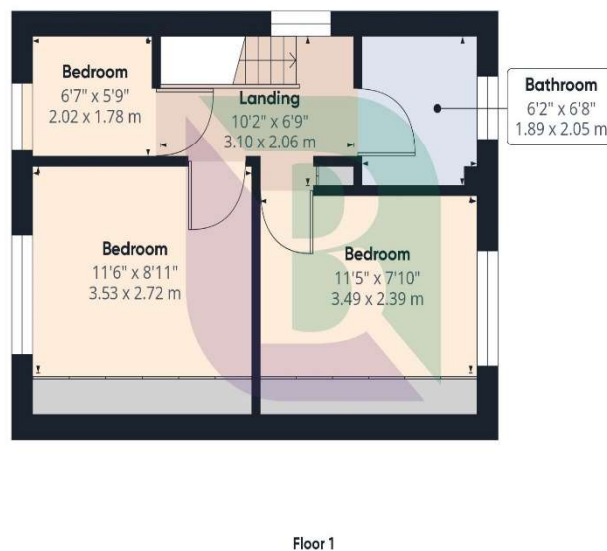
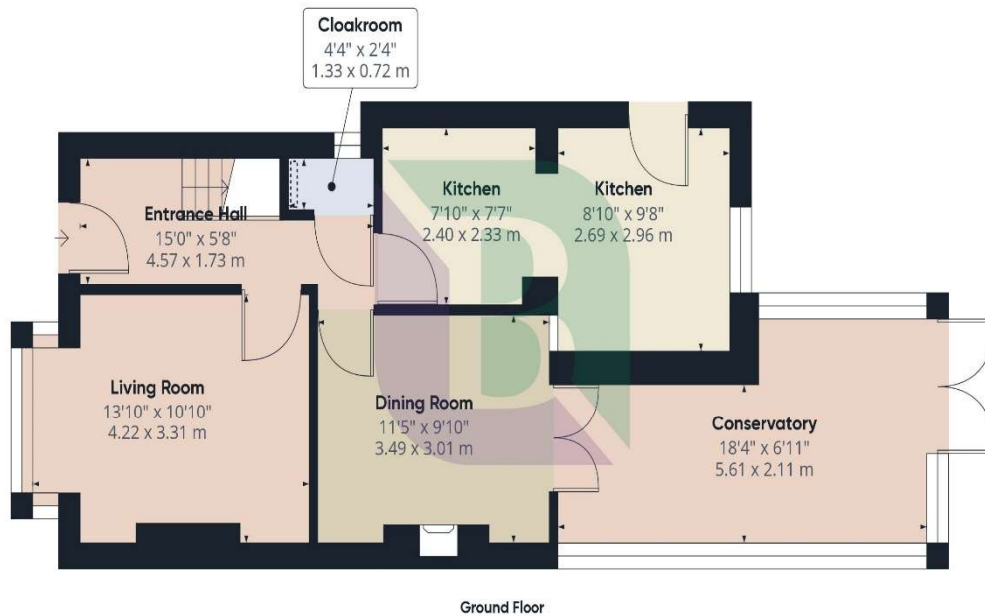
Great size rear garden and fantastic extended three-bedroom detached 1930's house situated in the very popular Woburn Sands. The property has two reception rooms a refitted kitchen and scope to extend further subject to relevant planning permission.

From the entrance hall there are stairs rising to the first floor, doors to the downstairs cloakroom, lounge with a box bay, refitted kitchen with large drawers, full height cupboards and a door to the side, dining room which has a fireplace and double doors leading out to the conservatory. The first floor landing has doors to two double bedrooms, a single bedroom and the family bathroom.

Outside to the front is a shingled garden, driveway providing parking for two vehicles and gated access to the rear. The rear garden is of a great size with large patio area, remainder mainly laid to lawn with a pond and vegetable patch area.

Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, a bowls club, tennis club and garden centres close by. Woburn Sands also has a railway station with lines to Bedford and Bletchley.

Milton Keynes, approximately a 10- 15 minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world renowned Woburn Golf course.



Approximate total area<sup>(1)</sup>

1000.37 ft<sup>2</sup>  
92.94 m<sup>2</sup>

Reduced headroom

0.95 ft<sup>2</sup>  
0.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

