



Hardwick Road, Woburn Sands, MK17 8QJ

Price: Offers Over £400,000 Freehold



This charming three-bedroom, semi-detached house, situated just a brief stroll from Woburn Sands High Street, exudes a quaint and cosy atmosphere. The property features a refitted kitchen/breakfast area and bathroom, offering modern conveniences. The generously sized garden includes a studio/office, adding versatility to the outdoor space.

This property is available for sale with no upward chain.



# Hardwick Road

Woburn Sands, MK17 8QJ

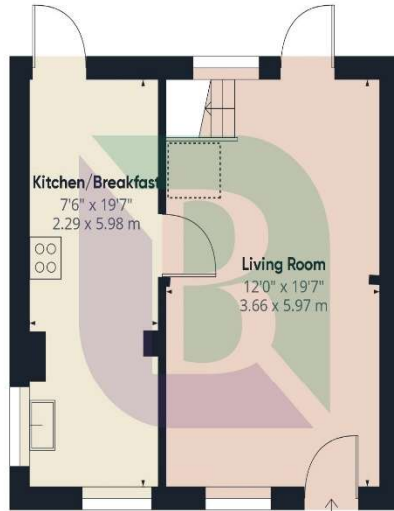


Woburn Sands is renowned as one of Milton Keynes' most prestigious locations, boasting excellent amenities. Its high street hosts a variety of shops, boutiques, pubs, and eateries. Additionally, the town benefits from the picturesque backdrop of Aspley Woods. Nearby villages include Aspley Guise and Woburn, with convenient road links to the M1 and Central Milton Keynes, approximately a 15-minute drive away. The Woburn Sands Railway station provides rail connections to Bletchley and Bedford Stations.

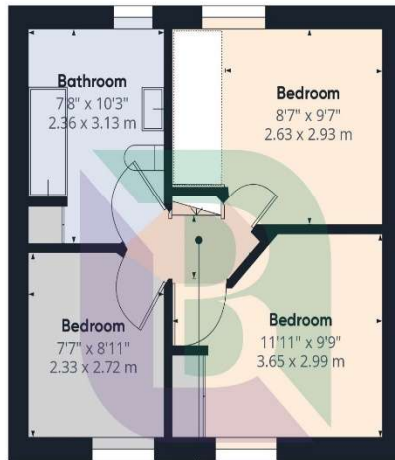


Viewing of this tastefully decorated semi-detached house is highly recommended. Upon entering the property, the lounge greets visitors with a modern cottage ambiance. The lounge area boasts a staircase leading to the first floor, with access to both the kitchen and rear garden. The kitchen has been updated with integrated appliances, wooden work surfaces, a breakfast bar, and access to the rear garden. The first floor comprises three bedrooms and a refitted bathroom complete with a bath and walk-in shower.

Externally, the property features a block-paved driveway at the front, with steps leading to gated access to the rear garden. The rear garden offers a patio area, raised rockery, and a lawn, along with access to the studio/office.



Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

738.9 ft<sup>2</sup>  
68.65 m<sup>2</sup>

**Reduced headroom**

7.88 ft<sup>2</sup>  
0.73 m<sup>2</sup>

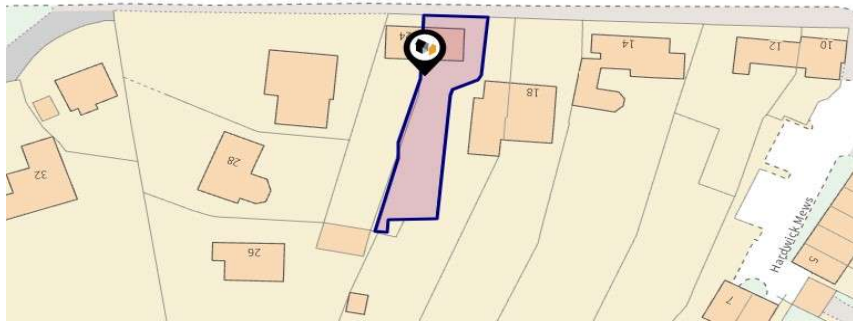
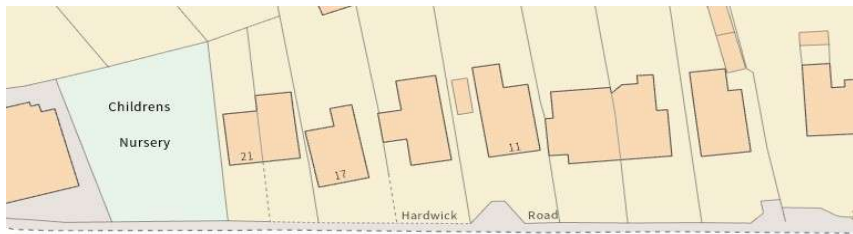
(1) Excluding balconies and terraces

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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(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.



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