



Greensand View, Woburn Sands, MK17 8FD

Price: £565,000 Freehold



This exquisite four-bedroom bay-fronted detached house exudes elegance and sophistication throughout. Its generously proportioned layout renders it an ideal abode for a growing family. Recently redecorated, the property boasts fresh decor, newly fitted carpets and white shutters to windows (excluding kitchen and bathrooms), presenting itself as a bright and airy home, with plenty of natural light flooding in.



Greensand View

Woburn Sands, MK17 8FD



Outside:

The front of the property features low maintenance garden areas and a pathway leading to the entrance. A driveway situated to the side leads to the garage, with gated access to the rear garden. The rear garden is designed for entertainment, featuring a contemporary layout with patio and decking areas, accented by raised planters hosting established shrubs and palms.

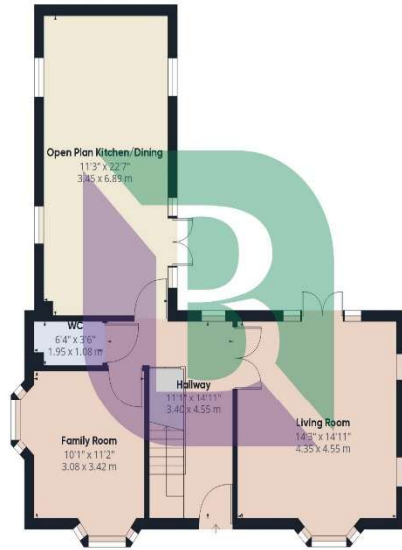


The ground floor comprises:

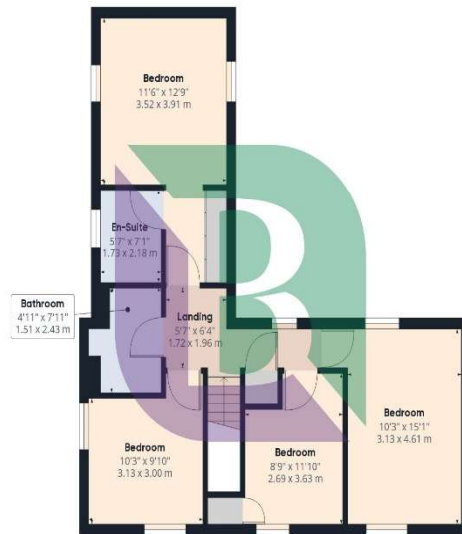
Upon entry through the recently fitted new composite front door, a welcoming hallway leads to the staircase ascending to the upper level, while double-panel glazed doors open into the lounge. Additionally, there are entrances to a family room, a downstairs cloakroom, and an open-plan kitchen/diner. The lounge showcases a bay front window, double doors accessing the rear garden, and a tastefully panelled wall designed for media equipment and shelving. Another reception room, ideal for a family room or formal dining, boasts bay windows on two sides. The good size kitchen/dining area enjoys ample natural light from three windows and double doors leading to the rear garden. The kitchen is equipped with a suite of contemporary white units and drawers, complemented by integrated appliances.

The first floor comprises:

Ascending the stairs, one finds a landing with access to four double bedrooms, three of which feature dual aspect windows, along with a four-piece family bathroom. The master bedroom benefits from an en-suite bathroom and built-in wardrobes.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

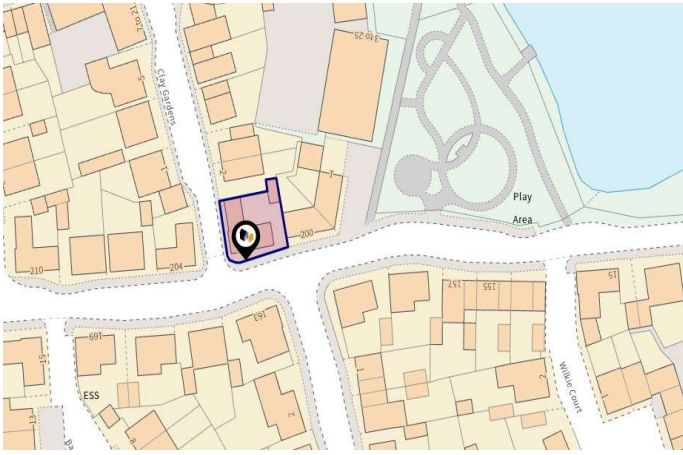
1495.16 ft²
138.9 m²

(1) Excluding balconies and terraces

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

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Situated just off the Station Road in Woburn Sands, with a lake and green areas in close proximity as well as local schools. The main hub of Woburn Sands is also close by with its high street where you will find a variety of shops, boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. 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 also 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			86
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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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