



Russell Street, Woburn Sands, MK17 8NX

Price: £525,000 Freehold



A delightful three-bedroom semi detached property located within a short walk of Woburn Sands High Street. This well maintained home is in excellent condition and features a master bedroom with an en-suite, a conservatory, and long, well stocked, attractive rear garden. It offers practical accommodation ideal for family living.



Russell Street

Woburn Sands, MK17 8NX



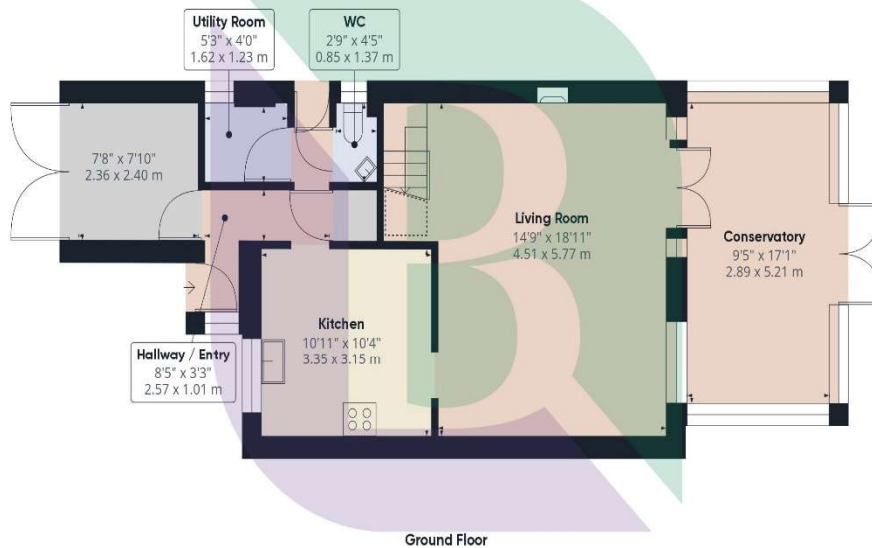
Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, a bowls club,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



The accommodation includes:

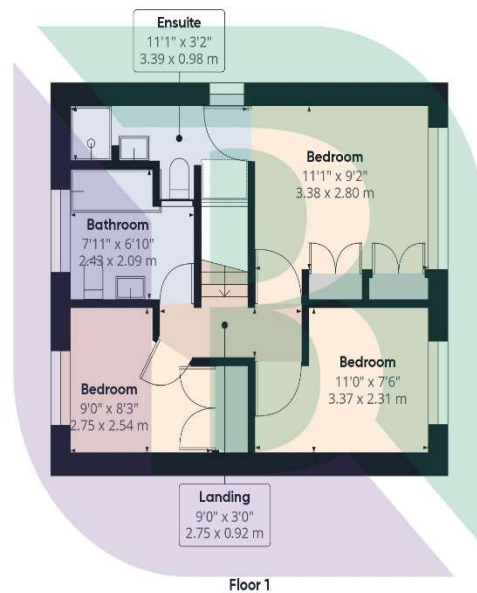
From the entrance hall, there is a door to a workshop/storage area (with a double-opening garage door to the front), a utility room, and a wc. An archway leads to the kitchen, which is fitted with a range of floor and wall-mounted units and drawers. The kitchen has an opening through into the lounge, which features a staircase to the first floor, a feature fireplace, and double doors and windows to the conservatory, providing additional living space. The conservatory has double doors opening onto the patio and offers views of the attractive rear garden.

The first floor comprises three well-appointed bedrooms and a family bathroom. The master bedroom features two sets of built-in wardrobes with double doors to one wall and an en-suite bathroom. There is also a further double bedroom and a single bedroom with built-in wardrobes. The front garden has been blocked paved, providing ample off-road parking.



Approximate total area⁽¹⁾
 1167.29 ft²
 108.45 m²

Reduced headroom
 11.53 ft²
 1.07 m²

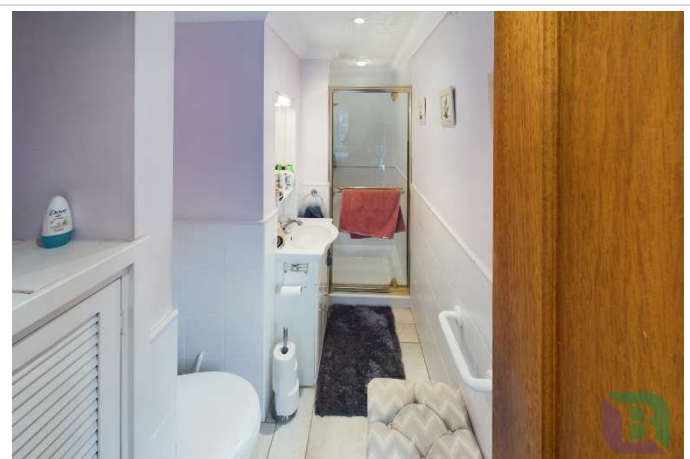


(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	69	
(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.



6 High Street
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