



Hardwick Mews, Woburn Sands, MK17 8QU

Price: Offers Over £280,000 Freehold



Set within a cul-de-sac and a short stroll from Woburn Sands High Street, this mid terraced two bedroom house offers both convenience and comfort. Featuring off road parking and available for sale with no upward chain, this property is a delightful find.



# Hardwick Mews

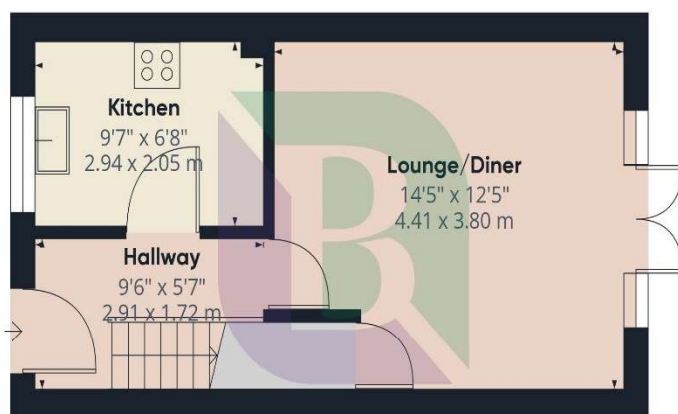
Woburn Sands, MK17 8QU



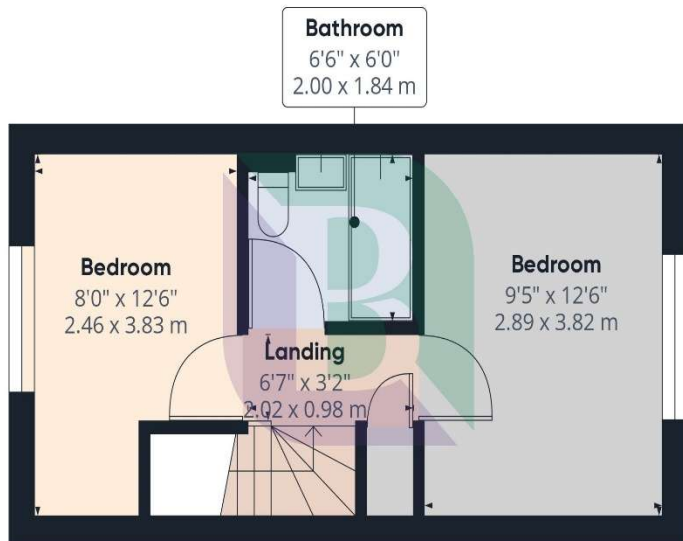
Entering the property into the hallway where the stairs rise to the first floor and doors access the kitchen and lounge/diner. The kitchen is fitted with a range of units and a built-in oven and hob. From the lounge/diner are double doors which open up to the rear garden. To the first floor are two double bedrooms and the bathroom. Outside to the rear is an enclosed rear garden which is mainly laid to lawn with a summer house to the end. Within the cul-de-sac off road parking is also provided.

Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.

For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
580.68 ft<sup>2</sup>  
53.95 m<sup>2</sup>

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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

