



Drayhorse Crescent, Woburn Sands, MK17 8GW
Price £400,000 Freehold



A well presented and low maintenance semi detached house ready for you to move into and put your own stamp on!
A stylish newer build property that's approximately 9 years old and situated on the ever popular Parklands development. Offered for sale with no upper chain.



Drayhorse Crescent

Woburn Sands, MK17 8GW

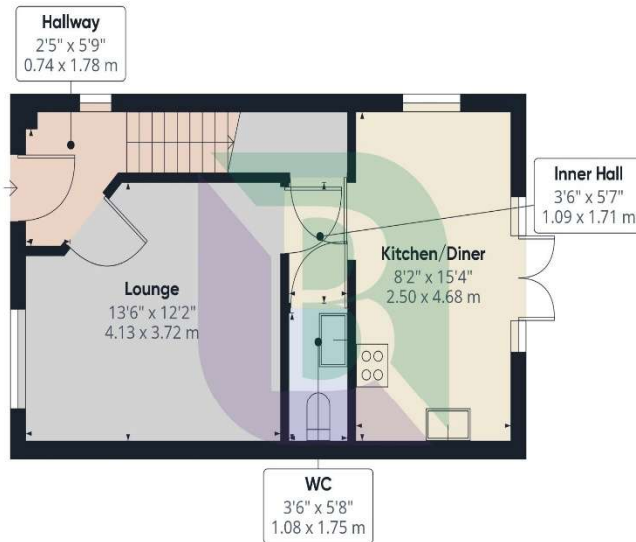


Situated near to Station Road in Woburn Sands, with a pond and green areas in close proximity as well as local schools and Woburn Sands Sports Hall. Woburn Sands train station is a short walk away with lines running to Bletchley and Bedford. The main hub of Woburn Sands is also close by with it's high street where you will find a great variety of shops and boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.

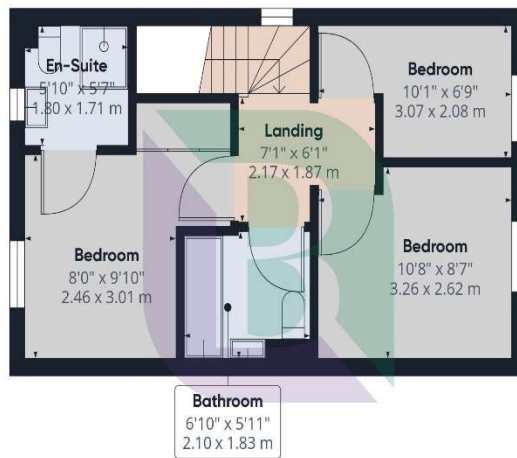


Conveniently situated just a short walk to Woburn Sands train station, as well as being less than half a mile from both Swallowfield Primary and Fulbrook School, this property is perfect for first time buyers, investors looking for an easy let or even small families. There is ease of access to all of Woburn Sand's local amenities and commuting links.

The ground floor comprises a bright and airy entrance hall with staircase to the left and a doorway leading through to the spacious lounge complete with sealed double-glazed windows, an electric free standing fire place which is great for cosy evenings in. Through the rear doorway from the lounge, you find the downstairs cloakroom and a sizable shelved storage cupboard which would make for an ideal pantry, The kitchen and dining space has been smartly configured to allow for a sleek stylish finish whilst having the convenience of generous cupboard space, built in appliances including a fridge freezer, dishwasher and washing machine. From the kitchen there are double doors leading out to a low maintenance, enclosed hard landscaped rear garden with porcelain tiled patio area, rosewood decked area, outside lighting and water tap as well as electric points and a sun canopy off the side of the single garage.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
761.28 ft²
70.73 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.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			92
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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