



Cranfield Road, Woburn Sands, MK17 8UW

Price £425,000 Freehold



This four/five bedroom end of terrace house provides versatile living accommodation, situated on Cranfield Road in Woburn Sands, offering stunning countryside at your doorstep. Over the years, the property has been extended to enhance ground floor space, including a rear hall, family room/bedroom five and a sun room.



Cranfield Road

Woburn Sands, MK17 8UW



Outside Front:

The property features a driveway providing parking for two vehicles and enclosed by low brick walls. Paths leads to the front porch and gated side access. The remaining front garden is primarily laid to lawn with various plants, shrubs, and hedging.

Outside Rear:

The rear garden is enclosed by fencing and conifers, featuring a path leading to a rear gravelled area with lawn on either side. There is a patio area planting bed to one side and gated side access to the front of the property.

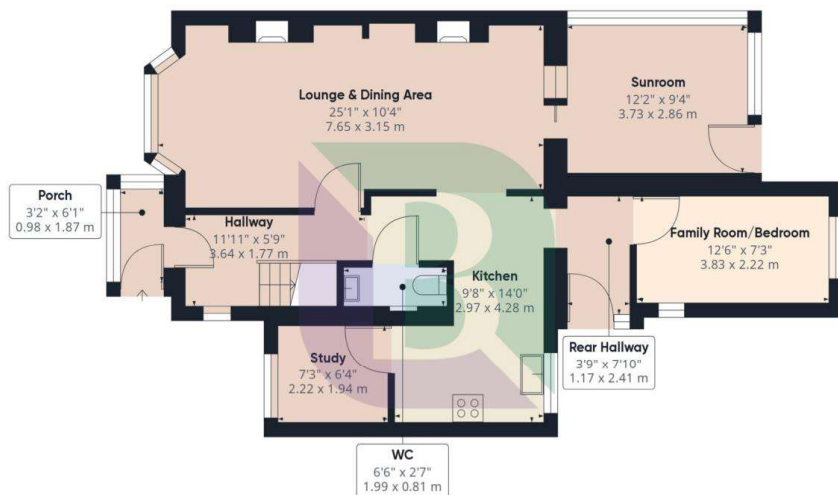


The ground floor accommodation offers:

The entrance porch leads to the entrance hallway, which features a staircase rising to the first floor, under stairs storage drawers and a door to the lounge and access to the kitchen. The lounge boasts a bay window to the front and flows seamlessly into the dining area, which has access to the kitchen and patio doors opening to the sun room which provides access to the rear garden. The L-shaped kitchen includes a range of fitted units and drawers, doors to the downstairs cloakroom and study. The kitchen also connects to the rear hallway, which provides a door to the side access and door to the family room/bedroom five.

The first-floor accommodation offers:

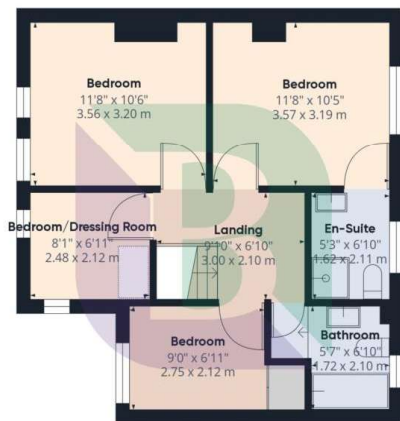
The landing leads to the main bathroom, two double bedrooms, and two single bedrooms (one currently used as a dressing room). The master bedroom benefits from an en-suite shower room.



Ground Floor



Approximate total area⁽¹⁾
1290.07 ft²
119.85 m²



Floor 1

(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
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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