



BEASLEY & PARTNERS

Summerlin Drive, Woburn Sands, MK17 8GP

Offers in Excess of: £425,000 Freehold







This impeccably presented four bedroom semi detached townhouse features a garage and boasts a sophisticated decor in neutral tones. The property offers spacious, bright rooms distributed across three floors of elegant and versatile accommodation.

Upon entering the ground floor, you are welcomed by an inviting entrance hallway featuring a staircase ascending to the first floor accommodation. This area includes a convenient under stairs cupboard and provides access to the kitchen/breakfast room, cloakroom, and lounge/diner. The well equipped kitchen/breakfast room is fitted with a range of units and complemented by stylish work surfaces, complete with an inset one and a half bowl sink. Appliances include a built-in double oven, hob with a chimney style extractor, fridge freezer, washing machine, and dishwasher. At the rear of the property, the lounge/diner offers a seamless transition to the garden patio through elegant double doors.

The first floor landing features a staircase ascending to the second floor, where two windows allow natural light to flood the space. This floor provides access to the family bathroom and two bedrooms. The bathroom is elegantly appointed with a white suite and complemented by neutral tiled walls. Among the two bedrooms on this level, one is a spacious single, while the other is a generously sized double room, versatile enough to serve as a second reception area.

On the top floor, you will find a shower room and two additional double bedrooms. One of these bedrooms includes built in wardrobes with mirror sliding doors and an en-suite bathroom, providing added convenience and luxury.

The exterior of the property features charming stoned gardens at the front and side, accompanied by a pathway leading to the front door. A driveway with gated access to the rear garden provides parking for two vehicles and leads to a single garage situated to the rear of the property. The rear garden is primarily designed with a spacious patio area, complemented by a path that extends to the rear gated access, while the remaining space is beautifully laid with artificial lawn.



Situated just off the 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 its 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.

Stunning Semi Detached Town House

Three Double & Large Single Bedroom

Bathroom

Kitchen With Built In Appliances

Garage & Driveway

Near To Woburn Sands Train Station

Close To Woburn Sands High Street

Rear Garden With Artificial Lawn

Tasteful Décor Throughout

En-Suite To Master Bedroom

Shower Room

Lounge With Double Doors To The Garden

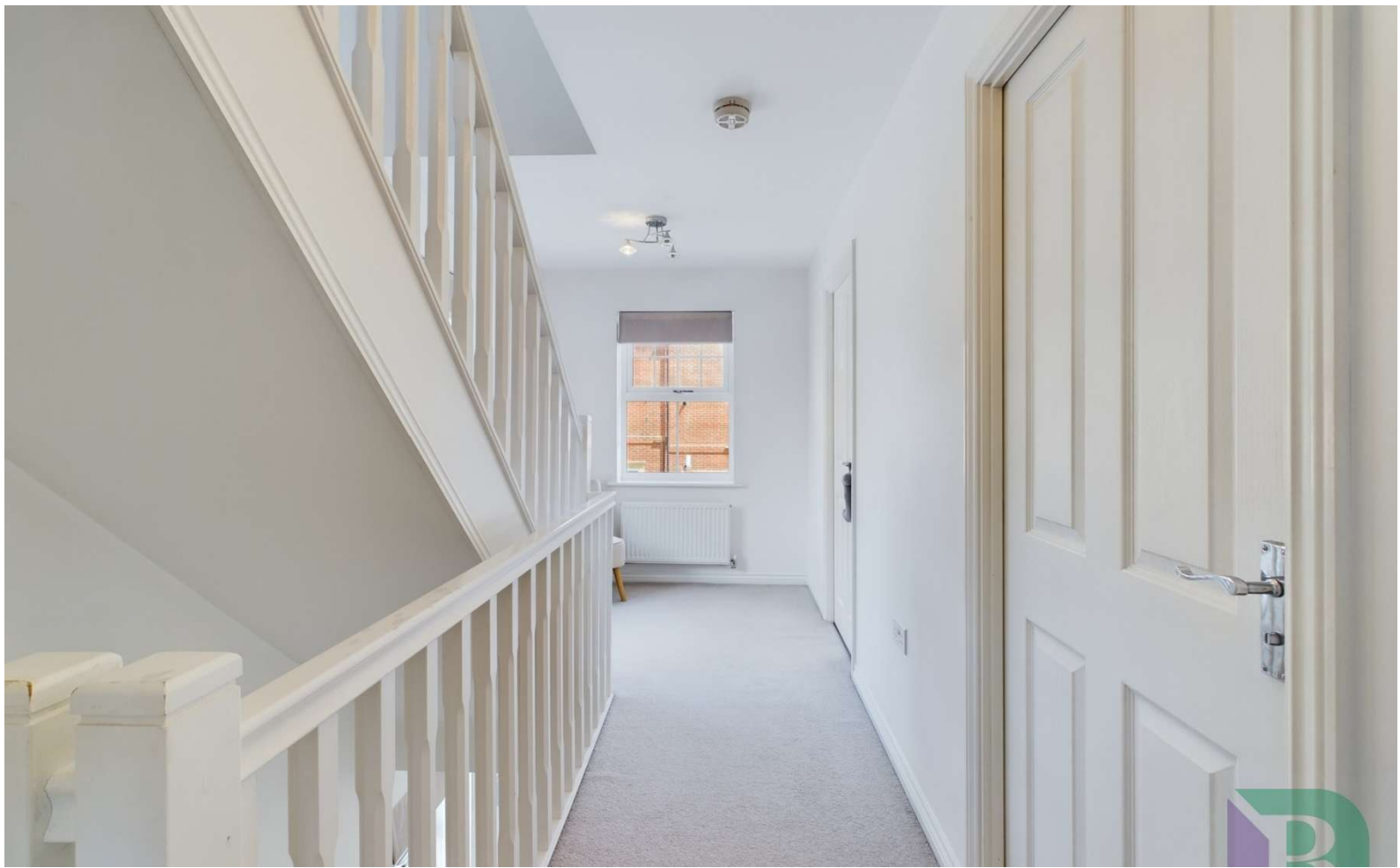
Enclosed Rear Garden

Schools Nearby

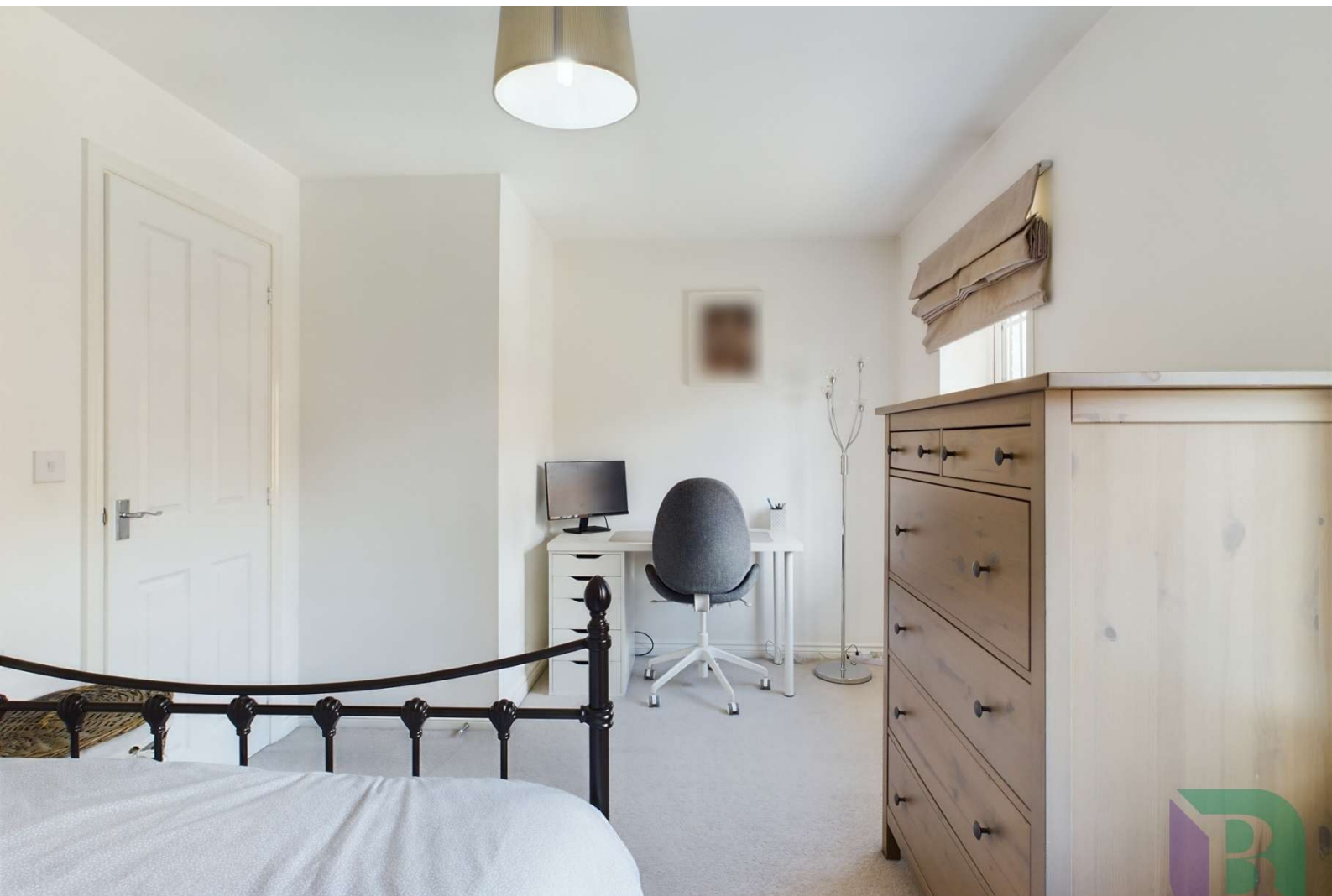
Local Amenities Nearby













Approximate total area

1226.45 ft²

113.94 m²

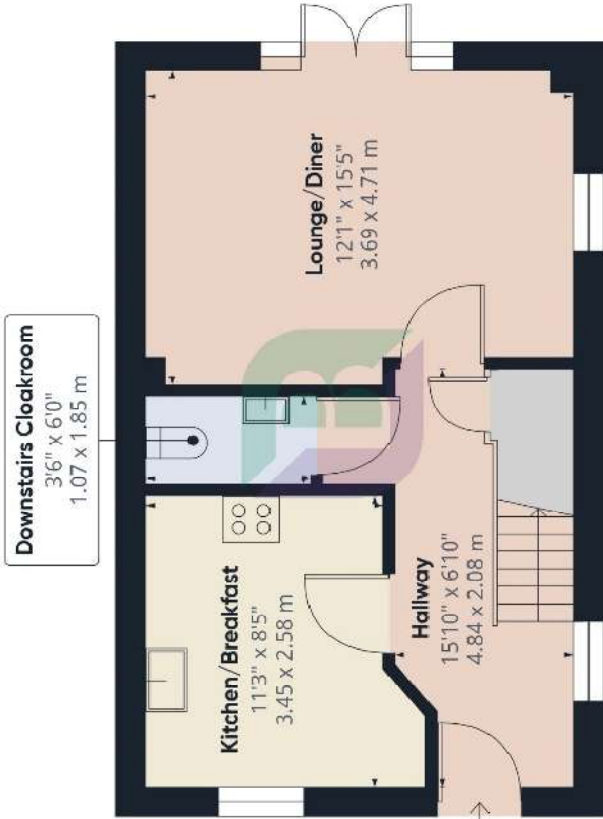
(1) Excluding balconies and terraces

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



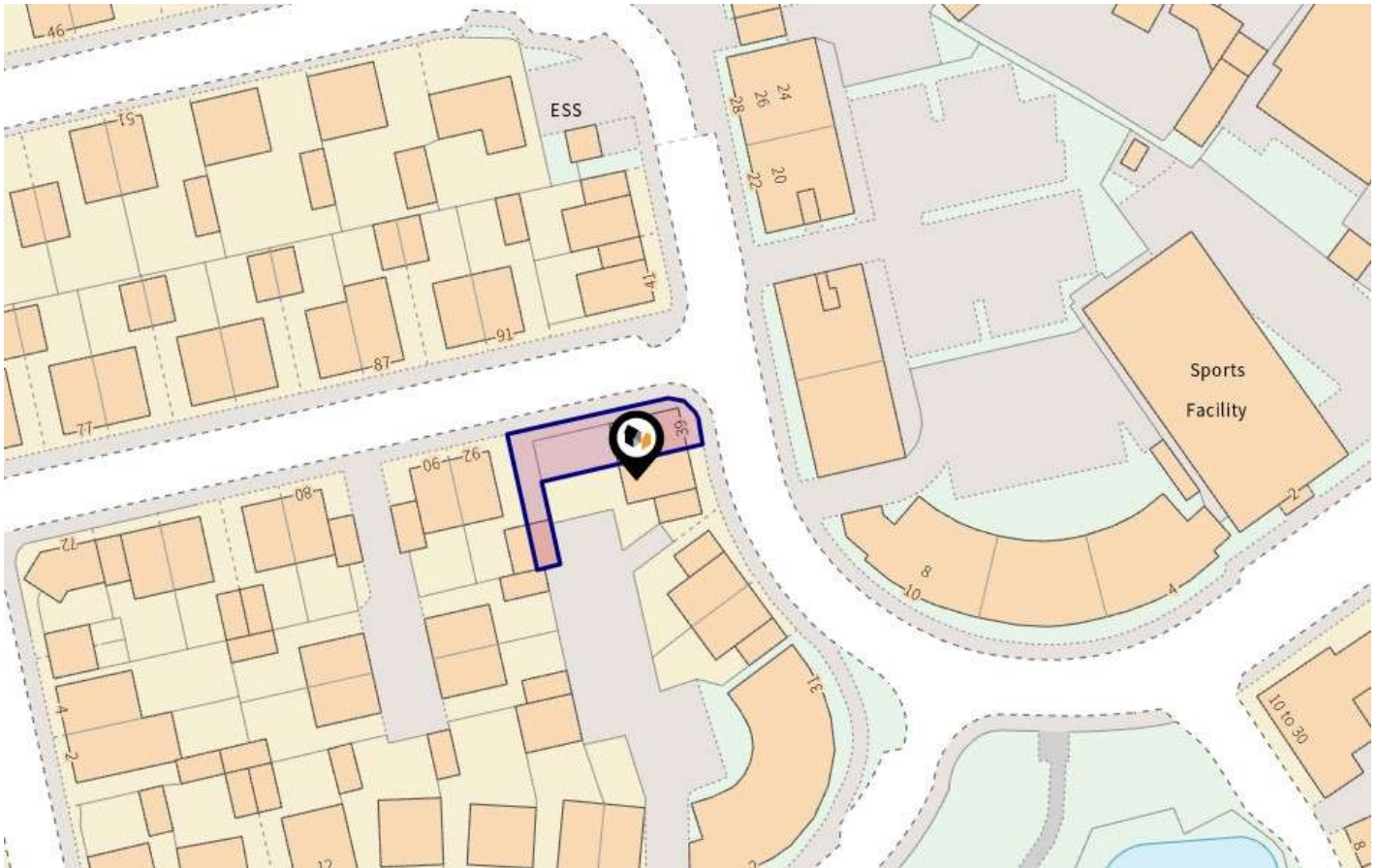
Floor 1



Ground Floor



Floor 2



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | 90 |
| (69-80) C | 81 | |
| (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 | |



BEASLEY
& PARTNERS

6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

T: 01908 282 820

E: justask@beasley-partners.co.uk

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.

