



Wood Street, Woburn Sands, MK17 8PH

Price: Offers Over £400,000 Freehold



Set on a generous plot, this charming bay fronted, two bedroom semi detached house exudes potential. While the property requires modernisation throughout, it presents a remarkable opportunity to create a wonderful home with beautiful gardens. It is offered for sale with no onward chain.



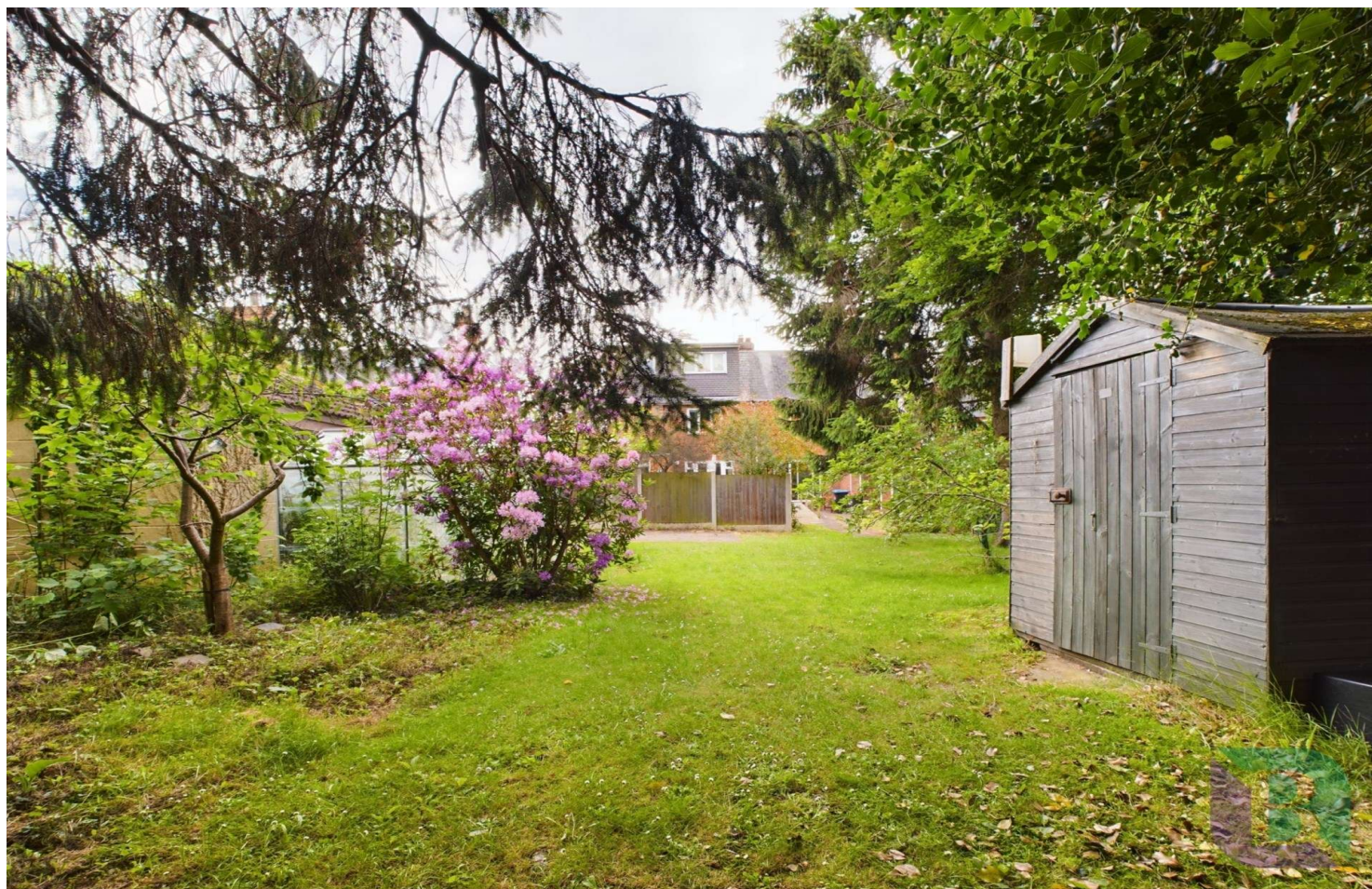


# Wood Street

## Woburn Sands, MK17 8PH



Externally, the front garden is adorned with a lawn and planting beds, with a path leading to the front door and side access. A driveway beside the neighbouring property leads to the garage and the expansive rear garden. This well-established garden is a true highlight, featuring patio areas, old out buildings, a shed, lawn, and mature trees and shrubs.

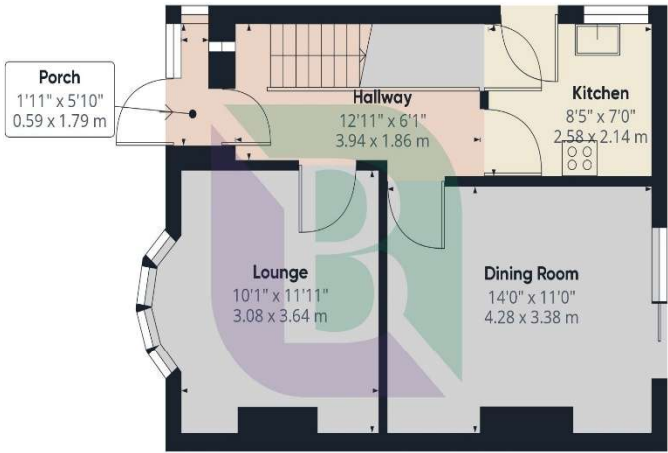




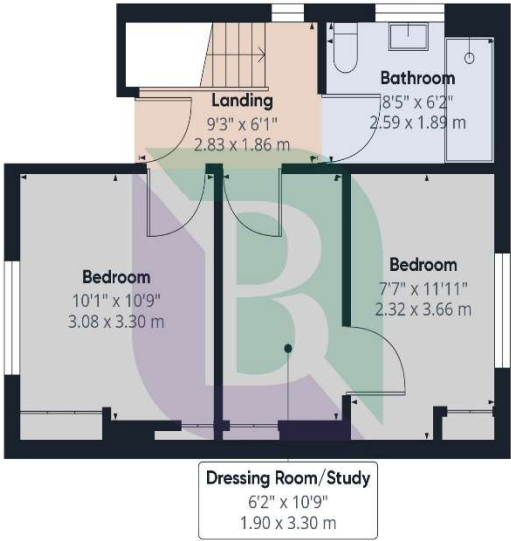
Upon entering the property via the front porch, you are greeted by a hallway with stairs leading to the first floor. The ground floor comprises a lounge, dining room, and kitchen.

The lounge features a bay window to the front and a fireplace with a gas fire. The dining room, situated at the rear, also has a fireplace with a gas fire and patio doors opening to the rear garden. The kitchen is equipped with a range of units and drawers and includes a door for side access.

The first-floor landing provides access to the bathroom, a double bedroom, and a second bedroom, which is accessible through the dressing room or study area.



Ground Floor



Floor 1



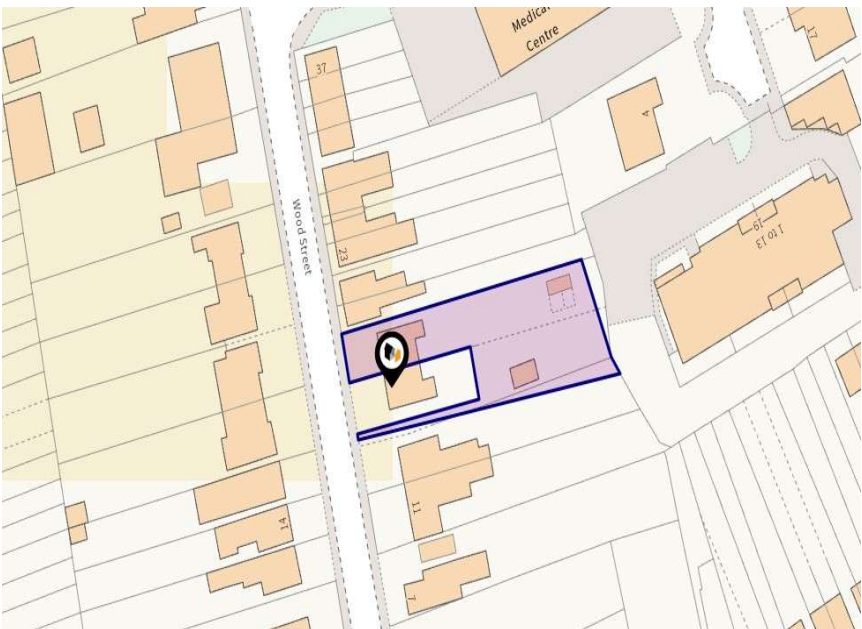
Approximate total area<sup>(1)</sup>  
809.46 ft<sup>2</sup>  
75.2 m<sup>2</sup>

(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.

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Woburn Sands boasts a wealth of amenities that cater to the daily needs of its residents. The High Street offers a variety of shops, boutiques, cafés, pubs, restaurants, a post office, pharmacy, medical centre, and library. Additionally, there are churches, a bowls club, a tennis club, and nearby garden centres. The town also has a railway station with lines to Bedford and Bletchley.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
Woburn Sands  
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MK17 8RL

