



Sadleirs Green, Woburn Sands, MK17 8XJ

Price £325,000 Freehold

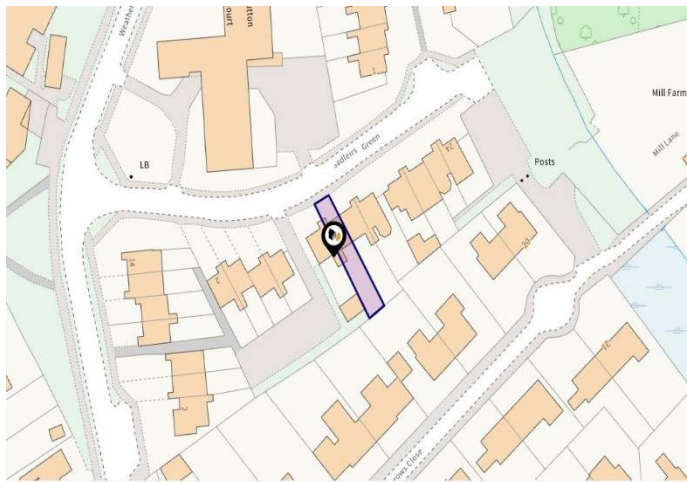


This extended terrace property is offered for sale in good condition throughout and with the benefit of no onward chain. Offering three generously proportioned bedrooms, bathroom, large lounge/dining room and good sized rear garden.



Sadleirs Green

Woburn Sands, MK17 8XJ



Woburn Sands is renowned as one of Milton Keynes' most prestigious locations. This charming town offers a wealth of amenities, including a variety of shops, boutiques, pubs, and excellent eateries along its high street. The picturesque Aspley Woods provide a stunning backdrop. Nearby villages include Aspley Guise and Woburn. The area boasts convenient road links to the M1 and A421 Bedford Bypass, with Central Milton Keynes just a 15-minute drive away. Additionally, Woburn Sands railway station offers rail connections to Bletchley and Bedford stations.



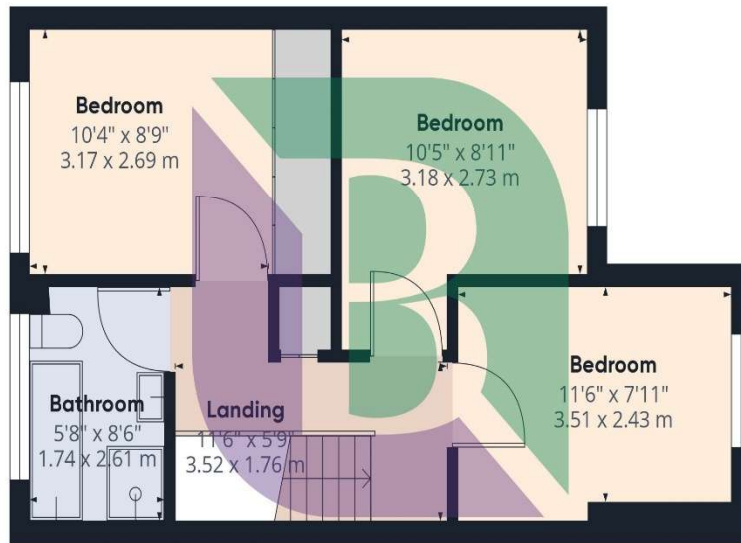
Upon entering the hallway, a staircase ascends to the first floor with convenient under stairs storage space, while doors lead to the kitchen with gas hob, electric oven, plumbing for washing machine, plumbing for dishwasher and integrated fridge freezer. The living room benefits from ample space for a dining table, and double opening doors leading to the rear garden.

The first-floor landing connects to three double bedrooms and the bathroom. The master bedroom benefits from fitted wardrobes while the main bathroom is partially tiled and offers a white 4-piece bathroom suite.

Externally, the front of the property has a reasonable sized garden mainly laid to lawn and path to the front door whilst the rear garden benefits from a fairly private position with garden shed, established shrubs and bushes and is mainly laid to lawn.



Ground Floor



Floor 1

Approximate total area⁽¹⁾


917.24 ft²
85.21 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		
(81-91) B		85
(69-80) C	70	
(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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