



San Remo Road, Aspley Guise, MK17 8JY

Price: Offers Over £425,000 Freehold



This three double bedroom semi detached house, constructed circa 1936 and extended in the 1970's, offers substantial living space and significant potential for modernisation. Nestled on a generous plot, the property features a spacious garden, driveway providing parking for two/three vehicles, a cellar, and a large workshop equipped with three phase power. It is available for sale with no onward chain.

This property represents a unique opportunity to acquire a spacious and characterful home with significant potential in a highly sought after location.



# San Remo Road

## Aspley Guise, MK17 8JY



Located in the picturesque village of Aspley Guise, on the fringes of Woburn Sands, this property offers the perfect blend of village charm and modern convenience. Aspley Guise boasts a community hall, a local school, a pub, and a golf course, while nearby Woburn Sands offers a variety of pubs, restaurants, shops, and boutiques. Additionally, Central Milton Keynes is just a short drive away, providing excellent road access to the M1 and A421.



Upon entering, you are welcomed by an entrance hall with stairs rising to the first-floor landing, and doors to two reception rooms. The front reception room boasts a wall mounted gas fire to the chimney breast, flanked by storage and shelving. The second reception room also features a wood burning stove with back boiler, built-in storage and shelving, seamlessly connecting to the kitchen/breakfast room.

The kitchen is equipped with an array of wall and floor units, a built-in double oven, and a hob with a chimney style extractor fan. Additional features include a storage cupboard, space for white goods, and access to the rear hall, which has doors to the garden, a shower room, and a separate WC.

The first floor offers access to the family bathroom and three double bedrooms. The primary bedroom includes a storage cupboard, the second bedroom features a built-in wardrobe with concertina doors, and the third bedroom includes a dressing area.

The front of the property includes a small garden with a dwarf wall and a driveway to the side offering off road parking, with gated access to the rear. The well-established rear garden is adorned with shrubs, trees, and a lawn, complemented by a path leading to the workshop and steps descending to a concrete patio area, which provides access to both the cellar and a shed.

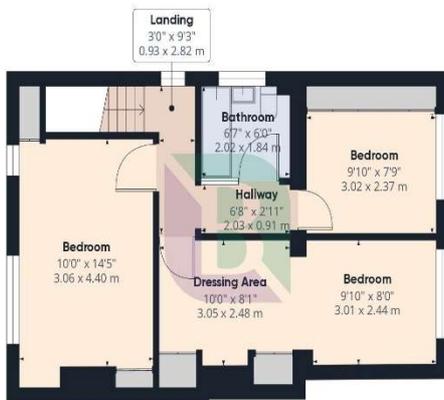


Floor -1 Building 1

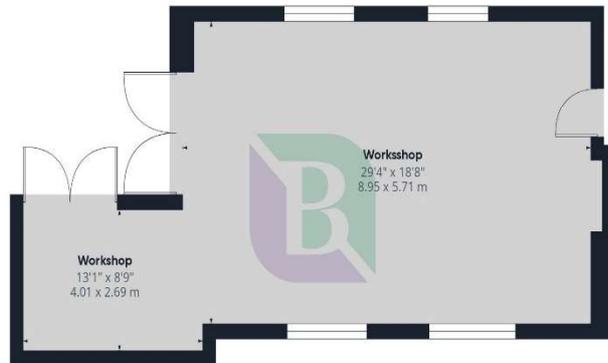


Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1897.68 ft<sup>2</sup>  
176.3 m<sup>2</sup>



Floor 1 Building 1



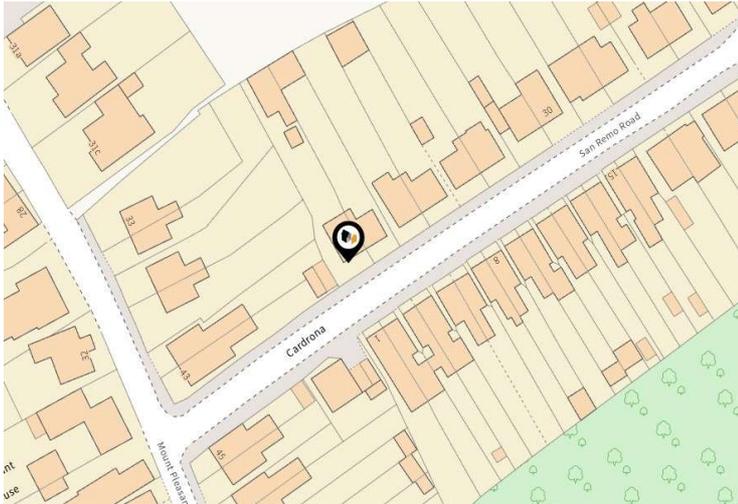
Ground Floor Building 2

(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) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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