



Theydon Avenue, Woburn Sands, MK17 8PN

Price £550,000 Freehold



This detached bungalow offers light and spacious accommodation throughout. Initially designed as a three bedroom residence, it has been reconfigured into a generously sized two bedroom home. The conversion includes a walk-in wardrobe and a spacious en-suite bathroom adjoining the primary bedroom. All accommodation is decorated to neutral tones. It is available for sale with no upward chain.



Theydon Avenue

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Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.

For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



Upon entering the main hallway, you are greeted by floor to ceiling storage cupboards and doors to the lounge, bedrooms, shower room, utility room, and kitchen. The dual aspect lounge features a charming fireplace set onto the chimney breast. The fully tiled shower room includes a ladder style radiator, a white suite, and ample vanity storage. The compact utility room is equipped with space and plumbing for a washing machine and space for a tumble dryer (vent to outside), a work surface, and additional storage unit. The second bedroom has a window facing the front of the property.

The spacious primary bedroom offers a window with a rear view and doors leading to both a walk-in wardrobe and an en-suite bathroom. The en-suite is fitted with a white suite that includes a bath, a shower cubicle, a ladder style radiator, and a vanity unit. The kitchen boasts a selection of gloss units and drawers, complemented by work surfaces and tiled splash backs. It also features a range of integrated appliances, including an oven, microwave, hob with chimney style extractor, fridge freezer, and dishwasher. An opening from the kitchen leads seamlessly into the conservatory, which is constructed with double glazing and a dwarf wall. The conservatory includes a side door and double doors that open to the rear garden.

Outside

The front garden features a block-paved area that accommodates parking for two to three vehicles, complemented by a planted bed with a variety of shrubs. The rear garden is a true delight. From the conservatory, you step onto a small patio area that provides access to the out building. Steps descend to an additional patio space, which leads to a well-maintained lawn surrounded by a rich assortment of plants, shrubs, and trees. A path meanders to the rear of the garden, where you will find vegetable beds and a shed, perfect for gardening enthusiasts.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	80
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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