



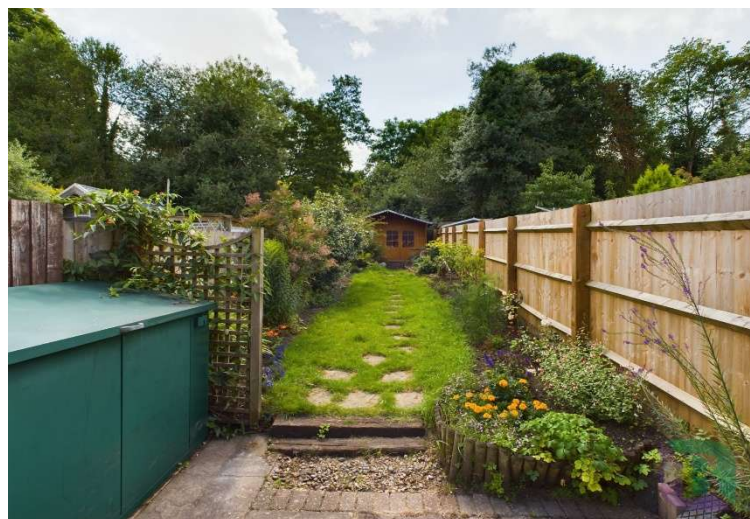
San Remo Road, Woburn Sands, MK17 8JY

Price: Offers Over £350,000 Freehold



Offered for sale with no above chain is this delightful period semi detached house which has been extended to the rear and had a loft conversion giving a third bedroom. The property is decorated throughout in white, so just needs a pop of colour from soft furnishing to finish the decor off.

To the rear is a well stocked garden with a garden room (power and light connected).



# San Remo Road

Woburn Sands, MK17 8JY



Aspley Guise is a village which sits just to the outskirts of Woburn Sands with open countryside on your doorstep. There is a village hall, school, local pub and golf course all nearby, as well as access to Woburn Sands with various pubs, restaurants, shops and boutiques. While a village location you are only a short drive into Central Milton Keynes and road access to the M1 and A421.



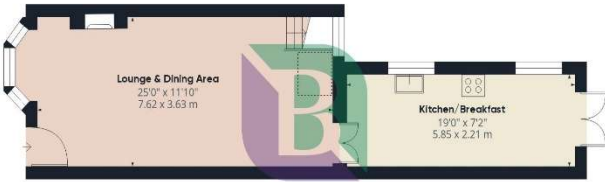
Upon entering the property, you are greeted by a charming lounge and dining area featuring wood flooring, a bay window at the front, a rear window, and a cozy fireplace with a log burner. The staircase rises to the first floor, and glazed double doors open into the kitchen/breakfast room.

The gallery style kitchen is well-appointed with an array of units and drawers, complemented by work surfaces and tiled splashbacks. It includes a built-in oven and hob with an extractor overhead, a breakfast area, inset ceiling lights, two side windows, and double doors leading to the rear garden.

From the first-floor landing, a door provides access to a bedroom (loft conversion). There are also doors to two additional bedrooms: the front bedroom boasts built-in wardrobes, while the rear bedroom features storage and a charming window seat. The fully tiled bathroom offers both a separate bath and a shower cubicle.

The top floor, a loft conversion, serves as a third bedroom, with a rear window and a velux style window at the front.

The front of the property offers a low maintenance garden area, while an alley on the side provides access to the rear garden, also serving as a right of way to the neighbouring property's rear garden. The rear garden itself features a patio area and a lawn bordered by well stocked beds. At the far end of the garden, there is a garden room equipped with electricity and lighting.

 <p style="text-align: center;"><b>Ground Floor</b></p>	 <p style="text-align: center;"><b>Floor 1</b></p>	 <p style="text-align: right;"><b>Approximate total area<sup>(1)</sup></b> 917.73 ft<sup>2</sup> 85.26 m<sup>2</sup></p> <p style="text-align: right;"><b>Reduced headroom</b> 18.41 ft<sup>2</sup> 1.71 m<sup>2</sup></p>
 <p style="text-align: center;"><b>Floor 2</b></p>		





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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