



# BEASLEY & PARTNERS

Newport Road, Wavendon, MK17 8AG

Price: £490,000 Freehold







Views over fields to the rear. This is a fantastic extended three bedroom semi-detached, flooded with light and set in Wavendon a village located between Woburn Sands and Milton Keynes.

The property is one to view, with a bright and airy feel, and with accommodation to include a 'L' shaped lounge and dining area, kitchen, utility, cloakroom, three great size bedrooms (one with a balcony) and four-piece family bathroom.

From the porch, you enter the entrance hall, where stairs rise to the first-floor accommodation, and a door leads through to the open plan lounge. This spacious area features a fireplace and dining space, with windows to the front and side, allowing natural light to fill the room.

The kitchen is fitted with a range of units and drawers, complemented by work surfaces and tiled splash backs. Additional features include plinth and under unit lighting, a built-in double oven and hob, and integrated fridge/freezer and dishwasher. A window in the kitchen provides views of the rear garden. There is a utility room accessed from the kitchen which has a range of units and spaces for a washing machine, tumble dryer and fridge/freezer, a door to the rear and door to the downstairs cloakroom.

The first-floor landing features striped floorboards and provides access to three generously sized bedrooms and the family bathroom. The primary bedroom includes a range of wardrobes, striped floorboards, fireplace and double doors that open onto a private balcony, offering views over the rear garden. The family bathroom is fitted with a four piece white suite, including a bath and a separate shower.

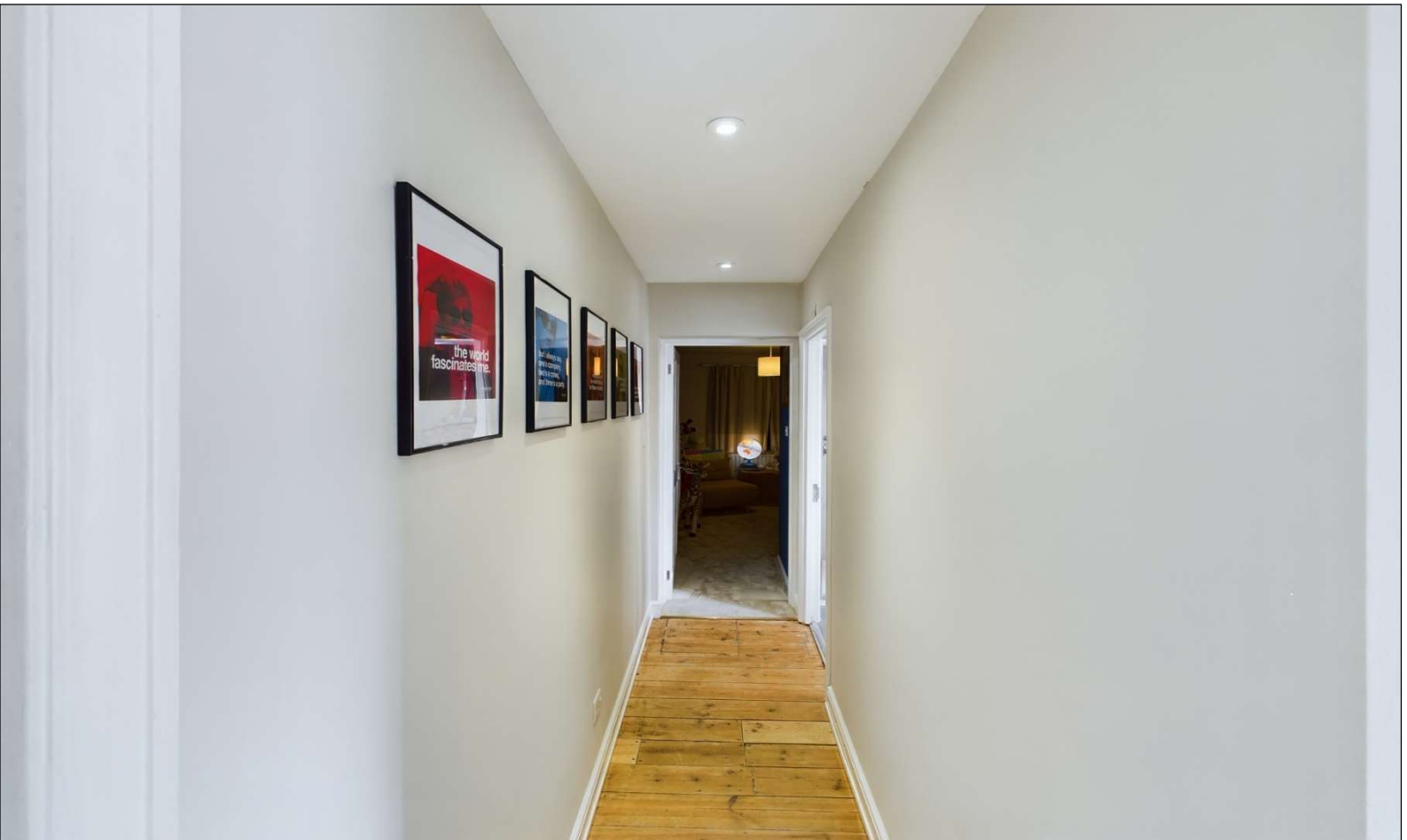


To the front of the property is primarily laid to gravel, providing ample off road parking, with a driveway extending to the side of the property and leading to the garage.

The rear garden, approximately 100 feet in length, backs onto open fields and is mainly laid to lawn, complemented by established shrubs and trees. It also features a patio area and a gravelled section, offering plenty of outdoor space—truly a fantastic find.

Wavendon is located between the modern City of Milton Keynes and old town of Woburn Sands. In close proximity is a popular gastro pub, church, recreation ground, community centre and garden centres. Nearby is the Kingston Retail Park with a range of shops, large supermarket and restaurants or the old town of Woburn Sands with a variety of shops, boutiques, restaurants and pubs. Wavendon is ideally located giving good access to A421 Bedford Bypass and the M1.





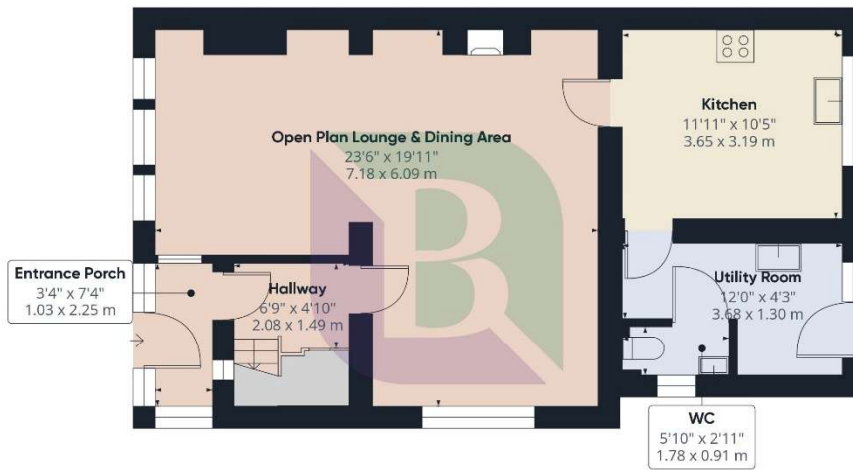












Ground Floor

**Approximate total area<sup>0)</sup>**  
1145.06 ft<sup>2</sup>  
106.38 m<sup>2</sup>



Floor 1

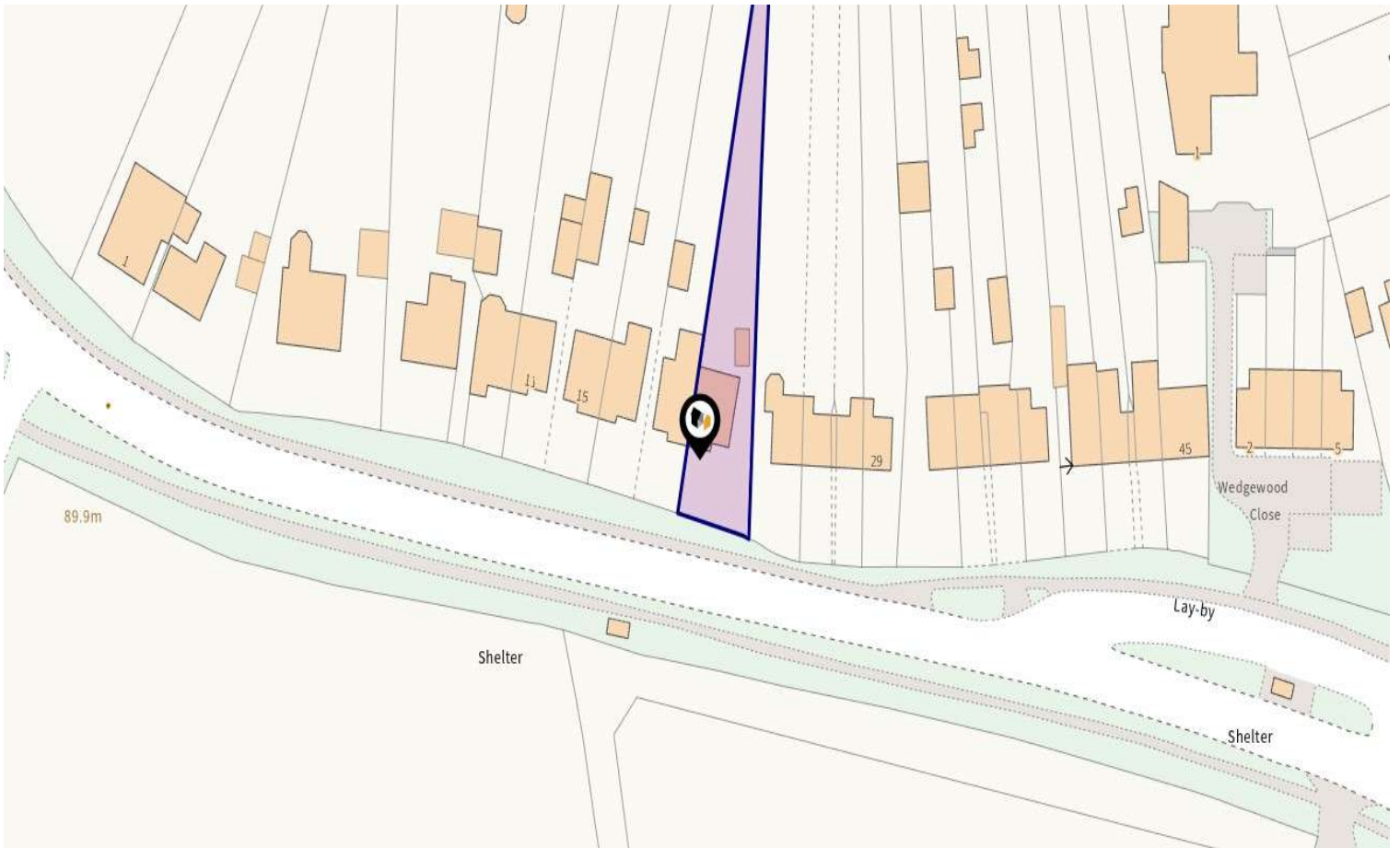
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(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	



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### 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.

