



Drayhorse Crescent, Woburn Sands, MK17 8GW

Price £375,000 Freehold



Situated in the popular 'Parklands' residential area, this modern and delightfully presented semi detached house is perfect for first time buyers or those looking to down size. Decorated throughout in neutral tones and with 'Amtico' flooring to the ground floor, the property offers a low maintenance rear garden and a garage, which has been thoughtfully converted from a carport. Just a stone's throw away are picturesque walking routes around the lake, as well as parkland and a pond, making this home a great retreat in a desirable location.



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Situated near to Station Road in Woburn Sands, with a lake, pond and green areas in close proximity as well as local schools and Woburn Sands Sports Hall. Woburn Sands train station is a short walk away with lines running to Bletchley and Bedford. The main hub of Woburn Sands is also close by with its high street where you will find a great variety of shops and boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.



From the entrance hall, stairs rise to the first-floor landing, while a door leads to the bright and inviting lounge. The lounge connects to an inner lobby, which provides access to an under stairs storage cupboard and a downstairs cloakroom. From here, you are led through to the kitchen/diner, a bright space with a window to the side and double doors flanked by additional windows, opening onto the rear garden.

The kitchen is fitted with a range of white units and drawers, complemented by a built-in oven, hob, and chimney style extractor. Finishing touches include an integrated dishwasher and fridge/freezer.

From the first-floor landing, doors provide access to three bedrooms and the family bathroom. The primary bedroom enjoys the added convenience of an en-suite shower room. The family bathroom completes the first-floor accommodation, featuring a white suite, a heated towel rail, and complementary tiling, creating a clean and stylish finish.

The enclosed rear garden is designed for easy maintenance, featuring a combination of patio, gravel, and hard standing, with gated access to the side. The carport has been thoughtfully converted into a garage, complete with an up and over door to the front. French doors and large windows to the side provide views of and access to the rear garden, making the space versatile and functional.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</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	



**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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