



Hardwick Mews, Woburn Sands, MK17 8QU

Offers Over £375,000 Freehold



Welcome to this bright and airy three bedroom semi detached house, exuding a sense of spaciousness and maintained in excellent decorative condition, also with a beautiful tiered rear garden.

Nestled within a popular cul-de-sac, this home finds its ideal location at the heart of Woburn Sands.



Hardwick Mews

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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.



Entrance Hall: Single radiator. Coved ceiling. Staircase with banisters and hand rail leading to first floor accommodation. Central heating thermostat. Door to cloakroom.

Cloakroom: Coved ceiling. Fitted with a white suite comprising low level WC and wall mounted hand wash basin. Ceramic tiling.

Kitchen: Coved ceiling. Recess ceiling lights. Ceramic tiling. 'Worcester Bosch' wall mounted combi boiler. Single stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Stainless steel electric fan assisted oven, stainless steel four ring gas hob and stainless-steel canopy with extractor fan over. Integral dishwasher. Space for upright fridge freezer. Refitted with a range of wall, base and drawer units with fitted work tops.

Lounge/Dining Room: Double doors opening onto rear gardens. Coved ceiling. Wall light points. Two single radiators. Phone point. TV point. Feature electric living flame coal effect fire. Door to under stair storage cupboard with light and venting for tumble dryer.

First Floor Landing: Banisters and hand rail. Coved ceiling. Access to part boarded loft space with light via loft ladder.

Bedroom One: Single radiator. Coved ceiling. Double door wardrobe cupboard.

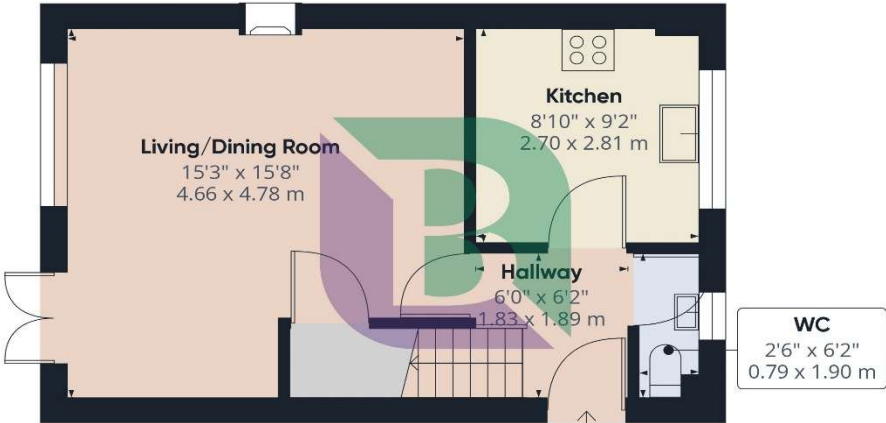
Bedroom Two: Single radiator. Coved ceiling. Double door wardrobe cupboard.

Bedroom Three: Single radiator. Coved ceiling.

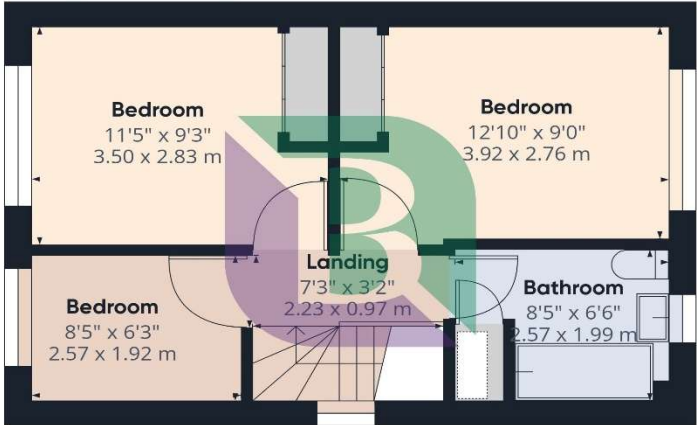
Bathroom: Refitted and comprising a white suite of low-level WC, pedestal hand wash basin, panelled bath with mixer taps and pop-up waste, wall mounted shower mixer, glazed shower screen. Part ceramic tiled walls. Coved ceiling. Recess ceiling lights. Extractor fan. Chrome towel radiator. Door to airing cupboard.

Outside Front: Allocated off road parking for two vehicles. Flower and shrub beds with steps leading up to entrance door and gated access to rear garden.

Rear Garden: Paved courtyard style garden patio area with brick retaining wall with wooden post retained flower, shrub beds and borders, steps leading up to gravelled area with rockery and steps up to the main lawned garden area with well stocked borders. Enclosed by fencing. Metal garden store shed.



Ground Floor



Floor 1



Approximate total area[®]
738.55 ft²
68.61 m²

(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) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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