



Bow Brickhill Road, Woburn Sands, MK17 8QE

Price £525,000 Freehold



A fantastic three bedroom semi detached home, perfectly positioned within walking distance of all the amenities Woburn Sands has to offer. Designed with a wonderful flow, the property boasts an open-plan feel across the ground floor, seamlessly connecting the separate living, dining, and kitchen areas. An additional reception room provides a versatile space, ideal as a family room, playroom, or home office.



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Woburn Sands, MK17 8QE



Ideally located within walking distance of the High Street. Woburn Sands with the many facilities it has to offer adequately catering for the general day to day shopping requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, bowls club and garden centres close by and for the tennis enthusiast, the local tennis club.

Milton Keynes, less than a 15-minute drive and offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. The development is approximately 2 miles from Junction 13 of the M1 and A421 Bedford Bypass. Also, just a short drive is the Historic Woburn Abbey & world-renowned Woburn Golf



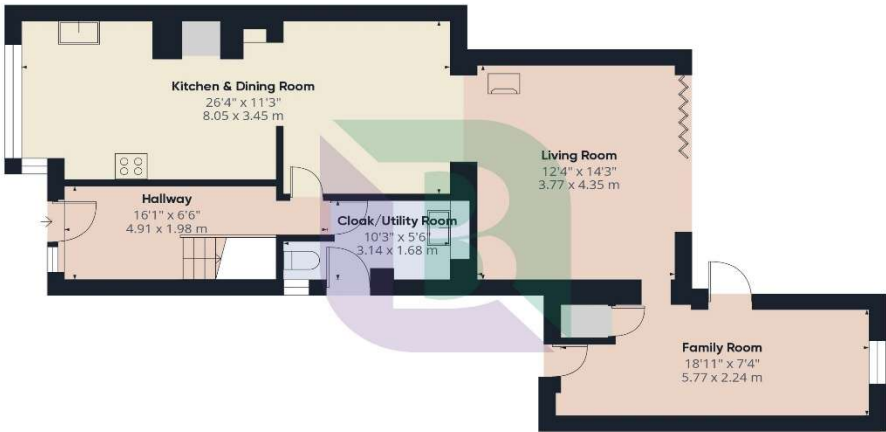
Upon entering the hallway, you are greeted by stairs rising to the first floor, an under stairs storage cupboard, and doors leading to the dining area and the downstairs utility/cloakroom, which also benefits from an external door providing side access to the property.

The dining area features a modern vertical radiator and open access to both the kitchen and living room, creating a seamless flow between spaces. The kitchen is well appointed with a range of units and drawers, complemented by a breakfast bar. The work surfaces incorporate a one-and-a-half bowl sink and drainer, as well as an induction hob with a glass canopy extractor. Additional integrated appliances include a 'Bosch' double oven, a dishwasher, and wine chiller. A fridge freezer fits neatly into its designated recess, while inset ceiling lights enhance the space with a bright and contemporary feel."

The living room features a 'Jotul' wood burner, adding warmth and a cosy ambience, complemented by a modern vertical radiator and inset ceiling lights. For warm summer days and evenings, bi-fold doors open directly onto the garden, seamlessly blending indoor and outdoor living. A walk-through leads to an additional reception room, offering a versatile space ideal as a family room or playroom, with its own door providing access to the rear garden."

The first-floor landing provides access to the family shower room and three bedrooms, with the primary bedroom benefiting from built-in wardrobes. The shower room is features a shower with a sliding door, a WC, a heated towel radiator, a gloss storage unit, and a gloss vanity drawer unit with an inset wash basin.

The rear of the property boasts a generously sized garden, featuring a decked and patio area, with the remainder mainly laid to lawn and complemented by well- planting borders. To the front, a tarmac driveway provides off-road parking for three to four vehicles, while double gates offer access to the side area, leading through to the rear garden.



Ground Floor



Floor 1



Approximate total area[†]
1125.49 ft²
104.56 m²

(†) 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) (101-120) A			
(B) (81-100) B			
(C) (61-80) C			
(D) (41-60) D			
(E) (21-40) E			
(F) (1-20) F			
(G) (0-10) G			
Not energy efficient - higher running costs			
		71	84
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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