



Tavistock Close, Woburn Sands, MK17 8UY

Price: £575,000 Freehold



Built in 1971 is this spacious and well presented bay front detached house with four generous sized bedrooms set along a cul-de-sac road. To the rear are views over fields, and with a beautiful rear garden, a haven for the keen gardener. The property offers the potential to extend over the garage, subject to relevant planning permission. Offered for sale with no above chain.



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Situated to the edge of Woburn Sands with stunning countryside on your doorstep. There are schools for all ages nearby, garden centres as well as Woburn Sands train station with trains to Bletchley and Bedford. The main hub of Woburn Sands is close by with its high street where you will find a variety of shops, boutiques, pubs and 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.



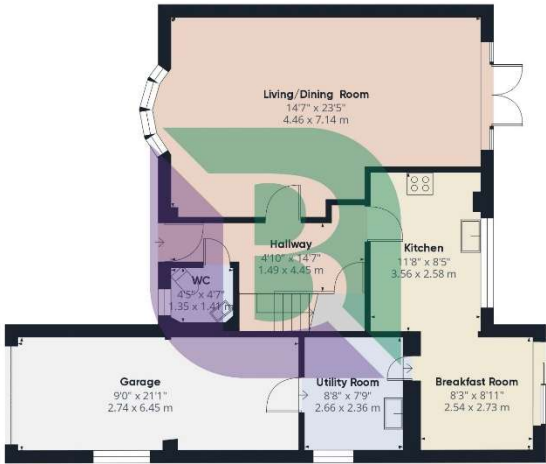
Stepping into the warm and inviting entrance hall, you are welcomed with doors to the downstairs cloakroom, the spacious lounge/diner, and the well-appointed kitchen, while stairs rise to the first floor.

The lounge and dining area offer a generous and welcoming space. A charming bay window to the front enhances the room's brightness, while double doors, flanked by glazed window panels, provide a connection to the garden. A feature fireplace serves as the focal point, adding a cosy ambience.

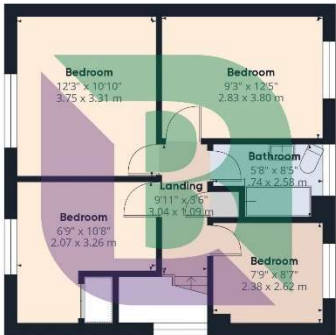
The kitchen, enjoying a lovely view of the rear garden, is fitted with a range of units and drawers, complemented by a work surface incorporating a one-and-a-half bowl single drainer sink unit with a mixer tap and tiled splash backs. An opening leads seamlessly into the breakfast area, a bright and airy space with patio doors opening onto the garden, perfect for morning coffee or casual dining. A further door provides access to the utility room which has a window to the side, work surface incorporating a single drainer sink unit and space for white goods, a door accesses the garage.

From the first-floor landing, doors lead to the family bathroom and four generously sized bedrooms, with the primary and third bedrooms benefiting from built-in wardrobes. The bathroom is finished with fully tiled walls and a white suite, featuring a bath with central taps and an overhead shower, while the wash basin is neatly set into a vanity unit.

Externally to the front is a well-kept garden with shrubs and a block paved driveway leading up to the front door and garage. The rear garden is beautiful with a patio bordered with raised beds planted with a range of mature shrubs/trees, steps and a ramp lead up to the main lawn with borders and beds planted with mature trees and shrubs to include cherry blossom trees.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1374.12 ft²
127.66 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.

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		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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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