



Vicarage Street, Woburn Sands, MK17 8RE

Price: Offers Over £500,000 - Freehold



Nestled in the heart of Woburn Sands, this beautifully presented three bedroom detached house from the 1960s offers spacious and comfortable family living. The property features three double bedrooms, fitted kitchen/diner, large driveway, private landscaped garden with large garden house.



Vicarage Street

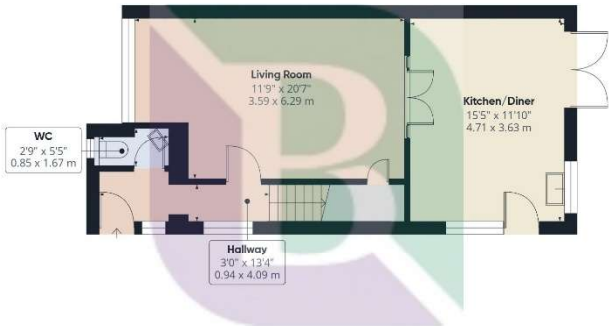
Woburn Sands, MK17 8RE



Woburn Sands is known for its excellent amenities, including a vibrant high street with shops, boutiques, pubs, and eateries. The town is set against the picturesque backdrop of Aspley Woods, with nearby villages including Aspley Guise and Woburn. Convenient access to the M1 and Central Milton Keynes is just a 15-minute drive away. The Woburn Sands Railway station offers rail connections to Bletchley and Bedford Stations.



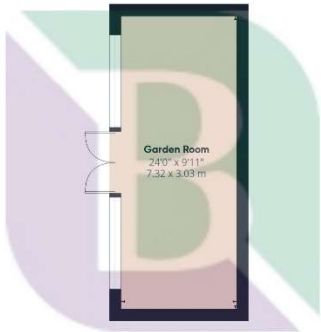
Situated on the conveniently located Vicarage Street, a stones throw away from the main high street of Woburn Sands, this home welcomes you with a sense of class and ease of living created by the current longstanding owner. Upon arriving at the property you are greeted by a presentable looking detached home with spacious driveway which allows comfortably for three to four cars worth of parking space. Entering the home, a spacious reception hall that provides access to the downstairs cloakroom and a brick port hole circular allowing for the ongoing feel of light and space. Working your way through the downstairs there is a seamless flow of hardwood flooring throughout from the entrance hall, all the way through the living room and then on to the kitchen which further benefits from under floor heating. The lounge is a modern and versatile open planned space further complimented by the stream of light running through from the front window to the glass pained doors leading on to the kitchen/diner. The kitchen has been extensively improved and now boasts a fitted island, granite counter tops and built in appliances, including a Siemens induction four ring hob, innowave microwave, Bosch oven, dishwasher and washing machine. Dual access to the garden via a side door and the rear French doors lead you on to the beautifully presented north facing garden, recently landscaped with a stone tiled patio, high quality, low maintenance astro turf and the statement piece of the garden being 24ft long garden room, lending itself perfect for a home gym, home office or studio space. Upstairs has been smartly configured to be able to accommodate three sizable bedrooms, with bedroom one and two complimented by fitted double wardrobes. The family bathroom is finished with floor to ceiling ceramic tiles, a chrome towel rail and a bath bason with fitted shower.



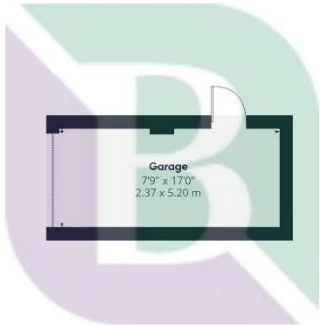
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾
1295 ft²
120.5 m²

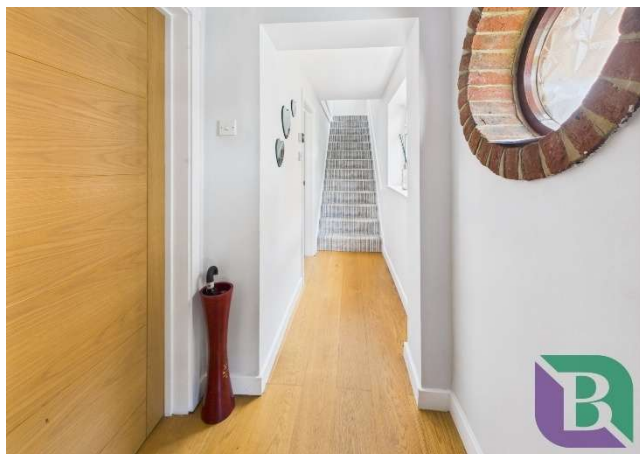
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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