

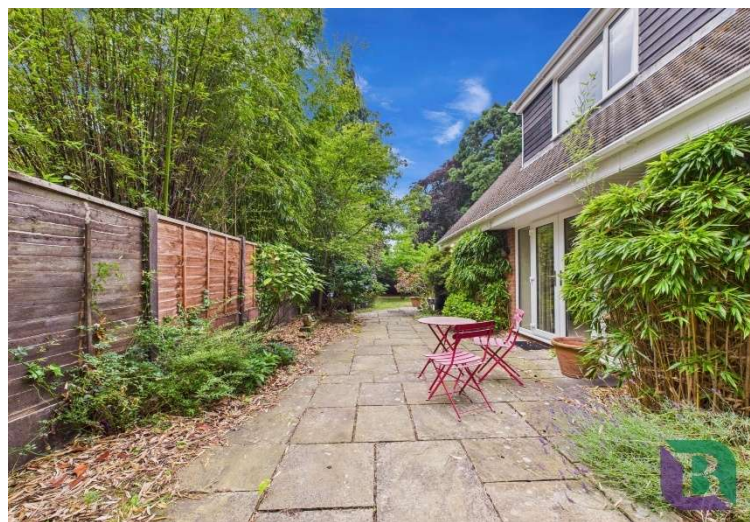


Church Road, Aspley Heath, Woburn Sands, MK17 8TA

Price: £850,000 Freehold



Situated in the highly desirable Aspley Heath area of Woburn Sands, this three bedroom chalet style detached house is set on a private position and has real potential to make a fantastic family home with generous well kept gardens. Offered for sale with no above chain.



Church Road

Aspley Heath, MK17 8TA



Conveniently located near local amenities, this detached house is ideal for those seeking a tranquil yet accessible location. Woburn Sands offers a variety of restaurants, cafes, shops, and boutiques, all within easy reach. Nature enthusiasts will enjoy the scenic countryside walks available in the area. The nearby Woburn Safari Park is perfect for a fun day out, while the historic market town of Woburn features picturesque Georgian townhouses and the beautiful Woburn Abbey.

For those requiring excellent transportation links, Aspley Heath is ideally situated just minutes from the M1, providing good access to both London and the Midlands. The town is also serviced by regular bus routes and nearby train stations, facilitating easy travel to further destinations.



From the entrance porch, the front door opens into a spacious entrance hall featuring an open tread staircase leading to the first-floor accommodation. Doors from the hall provide access to the double garage, downstairs cloakroom, storage/boiler cupboard, kitchen/breakfast room, study, and dining area.

The kitchen/breakfast room is fitted with a range of units and drawers, complemented by work surfaces incorporating a one and a half bowl drainer sink unit and an electric hob with extractor over. Additional features include a built-in double oven and microwave, with space provided for a fridge/freezer and dishwasher. A breakfast bar offers a casual spot for morning coffee. A serving hatch opens into the dining area, while a doorway leads through to the side lobby, which has an external door providing access to the rear of the property.

The dining room has double doors with glazed side panels access the patio and a large arch lead through to the generous living room with dual aspect windows filling the room with plenty of natural light, a focal point of this room is the feature fireplace which has an electric coal effect fire inset.

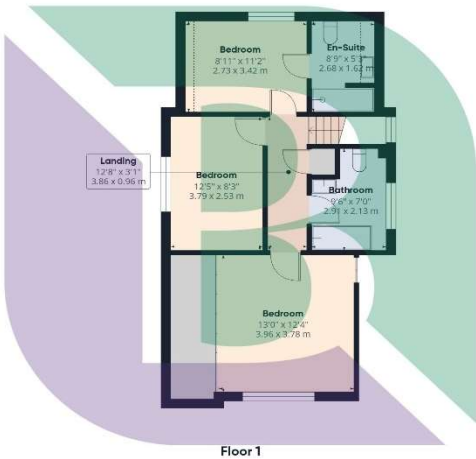
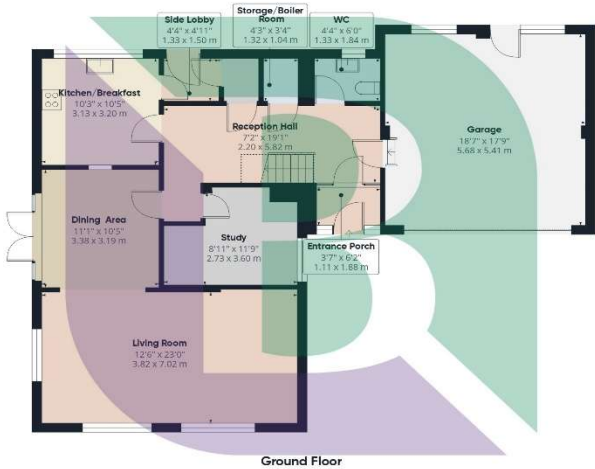
Also accessed from the hallway is the study, a versatile space that could easily serve as a playroom or an additional bedroom, depending on your needs.

From the main hallway there is access to the double garage which has an electric roller door to the front. A personal door accesses the rear garden. The garage has light, electric and water connected.

To the first-floor accommodation from the landing there are three double bedrooms, one with a wall of built in wardrobes and the other with a private en-suite. The family bathroom is fitted with a white suite and fitted storage.

Externally to the front is a gravelled driveway providing parking for approximately four vehicles, lawn, trees and shrubs. The easterly facing rear garden is a beautiful space, with a generous lawn, summer house, a patio spanning the width of the back of the property and leading down to the side, planted with an abundance of trees, plants and shrubs providing a private space.

Agent Note: The property is situated in a conservation area with most trees protected.



Approximate total area⁽¹⁾
1782 ft²
165.5 m²

Reduced headroom
31 ft²
2.9 m²

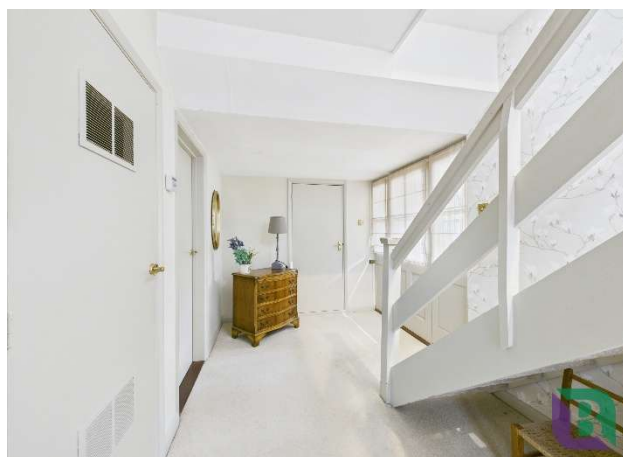
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) 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.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

