



Summerlin Drive, Woburn Sands, MK17 8GP

Price: Offers Over £450,000 Freehold



This impeccably presented four bedroom semi detached townhouse features a carport (enclosed by timber doors & panelling) and boasts a sophisticated decor in neutral tones. The property offers spacious, bright rooms distributed across three floors of elegant and versatile accommodation.



Summerlin Drive

Woburn Sands, MK17 8GP



Situated just off the Station Road in Woburn Sands, with a pond and green areas in close proximity as well as local schools and Woburn Sands Sports Hall. Woburn Sands train station is a short walk away with lines running to Bletchley and Bedford. The main hub of Woburn Sands is also close by with it's high street where you will find a great variety of shops and boutiques, pubs and great 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.

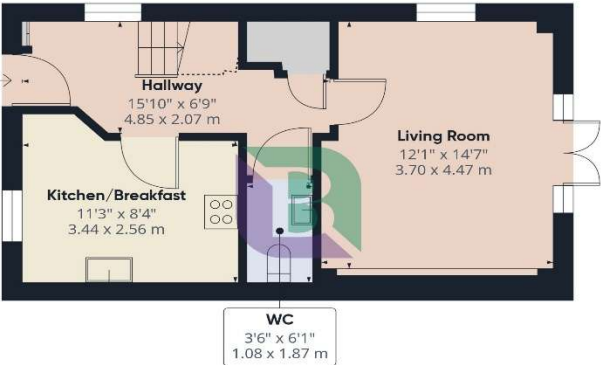


Upon entering the ground floor complete with Karndean flooring, you are welcomed by an inviting entrance hallway featuring a staircase ascending to the first-floor accommodation. This area includes a convenient under stairs cupboard and provides access to the kitchen/breakfast room, cloakroom, and living room. The well-equipped kitchen/breakfast room is fitted with a range of units and complemented by stylish work surfaces, complete with an inset one and a half bowl sink. Appliances include a built-in double oven, hob with a chimney style extractor, fridge freezer, washing machine, and dishwasher. At the rear of the property, the living room offers a seamless transition to the garden through double doors and a media wall.

The first-floor landing features a staircase ascending to the second floor, with a window providing natural light. This floor provides access to the family bathroom and two bedrooms. The bathroom is fitted with a white suite and complemented by neutral tiled walls. Among the two bedrooms on this level, one is a spacious single, while the other is a generously sized double room, versatile enough to serve as a second reception area.

On the top floor, you will find a shower room and two additional double bedrooms. One of these bedrooms includes an en-suite, providing added convenience.

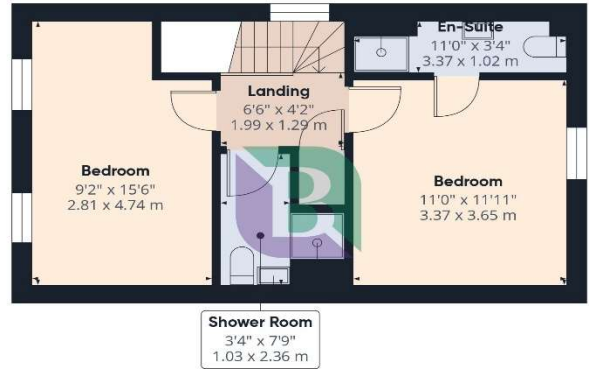
The exterior of the property features a small planting area to the front, accompanied by a path leading to the front door. To the side is the garage (previously a carport having now been enclosed by timber doors and panelling and providing access to the rear garden) The rear garden has a stylish seating area with a gazebo and raised decking, the remainder has patio slabs across the rear of the property, artificial lawn, trees and shrubs.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1181 ft²
109.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

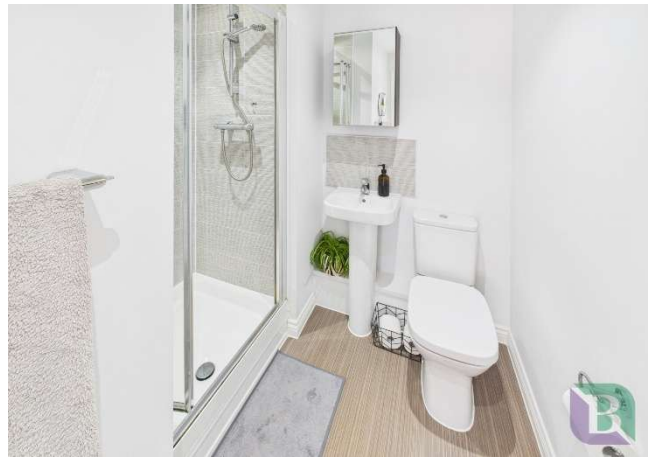
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS (PMS 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		
(81-100) A		91
(61-80) B	81	
(41-60) C		
(21-40) D		
(11-20) E		
(1-10) F		
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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