



Downham Road, Woburn Sands, MK17 8NQ
Guide Price £450,000 Freehold



A traditional bay-fronted, three-bedroom semi-detached home in the heart of Woburn Sands, just a short walk from the High Street. Featuring a double-storey rear extension, generous living space, a rear garden and detached double garage, with excellent potential.



Downham Road

Woburn Sands, MK17 8NQ



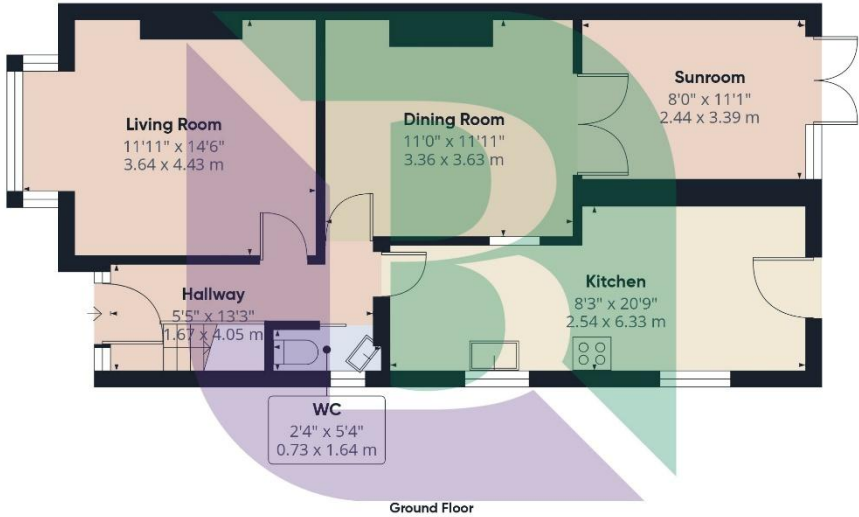
A traditional bay-fronted, three-bedroom semi-detached home, ideally situated in the heart of Woburn Sands and within a short walk of the popular High Street. Extended over two storeys to the rear, the property offers approximately 1,105 sq. ft. of generously proportioned accommodation, together with a detached double garage and excellent potential.



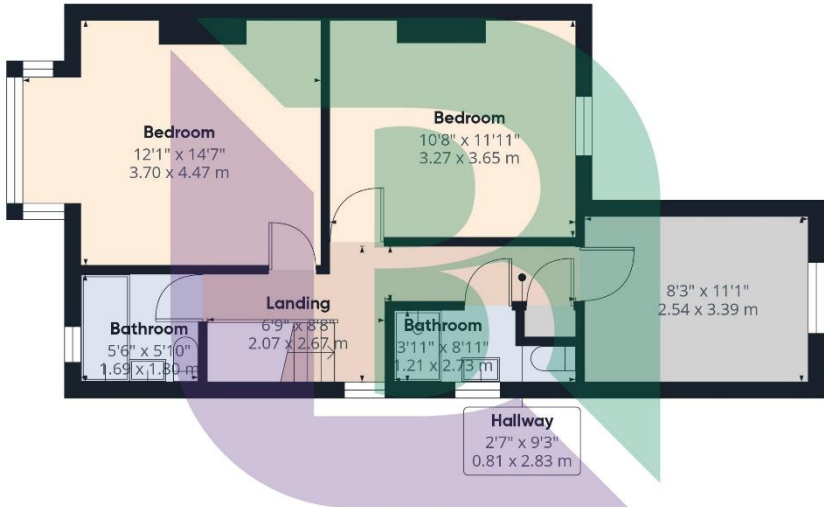
The ground-floor accommodation begins with an entrance hall and cloakroom/WC. To the front is a spacious bay-fronted living room, while the separate dining room leads through to a sunroom with double doors opening onto the rear garden. An extended kitchen completes the ground floor and provides ample space for improvement or reconfiguration, subject to any necessary consents.

On the first floor, the generous bay-fronted principal bedroom is accompanied by two further bedrooms and two bath/shower rooms. The flexible layout offers scope for a purchaser to update and adapt the accommodation to suit their individual requirements. Outside, the property benefits from a rear garden and a substantial detached double garage positioned at the rear.

With its characterful frontage, extended accommodation and highly convenient location close to the shops, cafés and amenities of Woburn Sands High Street, this appealing home represents an excellent opportunity for buyers seeking a property they can improve and make their own. Viewing is highly recommended.



Ground Floor



Floor 1

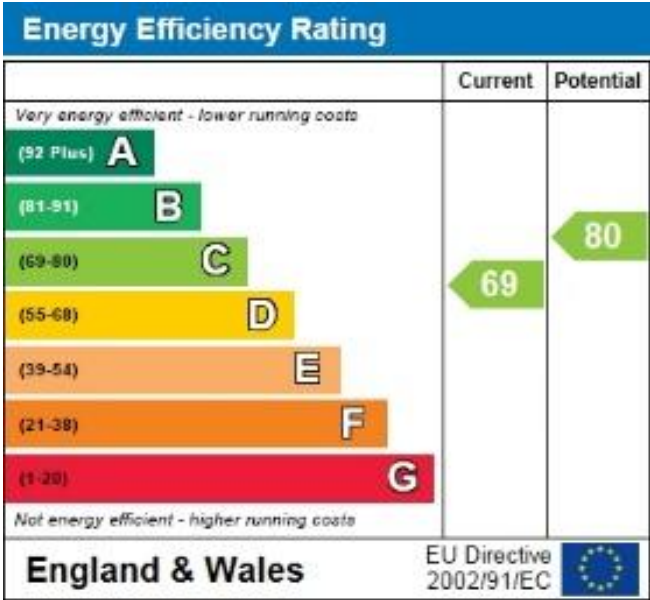
Approximate total area⁽¹⁾
1105 ft²
102.7 m²

(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





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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