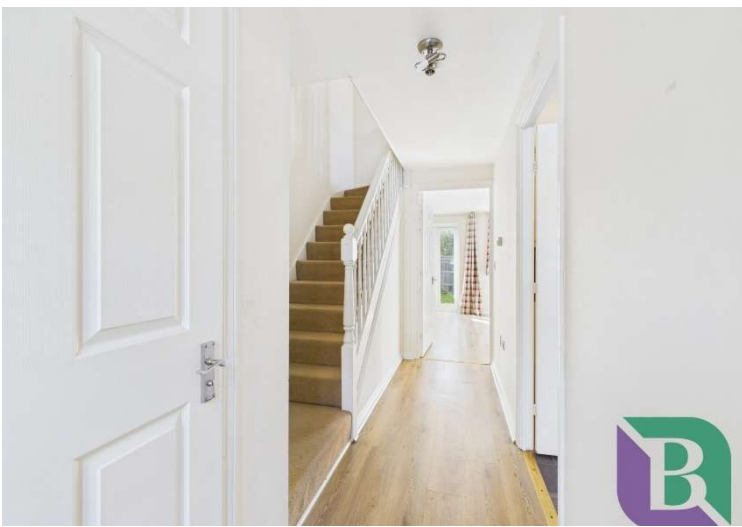




Lydbrook Lane, Woburn Sands, MK17 8GJ
Guide Price £325,000 - Freehold



An excellent opportunity to acquire this well proportioned, three bedroom end of terrace home, pleasantly situated within the highly regarded Parklands development in Woburn Sands. Offered to the market with no onward chain making it ideal for first time buyers, down-sizers or investors!



Lydbrook Lane

Woburn Sands, MK17 8GJ



Located near Woburn Sands Station, with direct lines to Bletchley and Bedford, the property enjoys proximity to scenic ponds, green areas, local schools, and Woburn Sands Sports Hall. The hub of

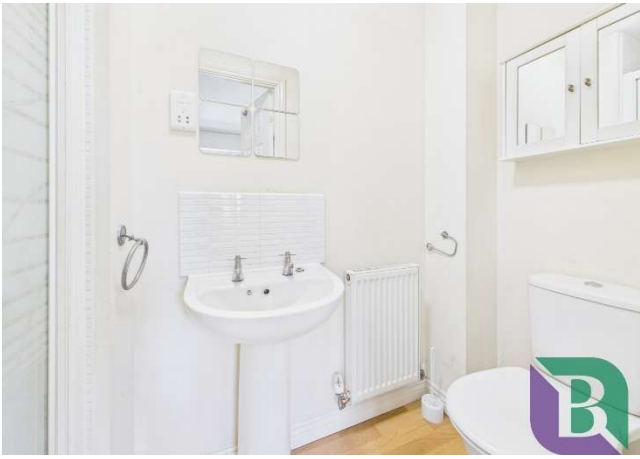
Woburn Sands, with its high street with shops, boutiques, pubs, and eateries, is just a short distance away, set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn.



The property represents exceptional value for money and is ideally suited to first time buyers, investors or those seeking a well located family home.

The accommodation is thoughtfully arranged and offers a comfortable balance of family living and bedroom space. Upon entering the ground floor, you will find a smartly configured home which allows for a sizable kitchen/diner with appliances including dishwasher, washing machine, fridge freezer as well as space for a dining room table. The rest of the downstairs space allows for a downstairs cloakroom, spacious lounge with French doors leading out on to a presentable rear garden, Upstairs provides accommodation for three purpose built bedrooms with the master bedroom benefiting from its own en suite shower room. The other two bedrooms are serviced by the three piece family bathroom.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 Plus)		91
B	(81-91)		
C	(69-80)	78	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
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
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