



High Street, Woburn Sands, MK17 8RQ

Guide Price £220,000 Freehold



Situated just tucked off the Woburn Sands High Street, this stylishly renovated one-bedroom home is thoughtfully designed and finished to a high standard throughout, with a bright, modern interior and a low-maintenance layout.

Offered for sale with no above chain.

The vendor is offering a £3,000 incentive towards the buyers cost (subject to contract).

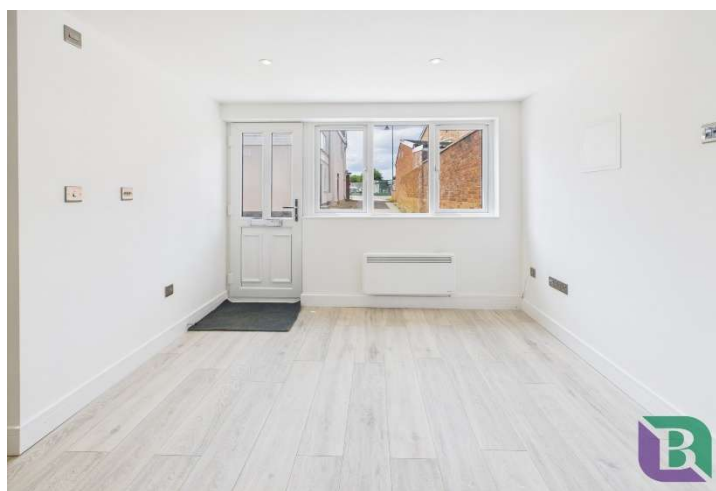


# High Street

## Woburn Sands, MK17 8RQ

Woburn Sands is a community rich in amenities, catering perfectly to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley. Also, you are spoilt with beautiful countryside and Aspley Woods nearby great for scenic walks and cycling trails.

Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world renowned Woburn Golf Course are just a short drive away.



Situated just tucked off the Woburn Sands High Street, this stylishly renovated one-bedroom home is thoughtfully designed and finished to a high standard throughout. With a bright, modern interior and a low-maintenance layout, it offers an ideal opportunity for first-time buyers, investors, or those looking to downsize. Offered for sale with no upper chain.

The property features an open-plan living and kitchen area, with stairs rising to the first floor and access to a convenient cloakroom. The kitchen is fitted with sleek, contemporary units, Calacatta work surfaces, and quality Bosch appliances.

Upstairs, the first-floor landing leads to a generously sized L-shaped bedroom, enjoying plenty of natural light from two front-facing windows. The bedroom also benefits from access to a stylish en-suite shower room.

Externally, the property benefits from a small front patio area, ideal for a small table and chairs and off-road parking for added convenience.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

456 ft<sup>2</sup>  
42.4 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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 Plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

