



Theydon Avenue, Woburn Sands, MK17 8PL
Price £800,000 - Freehold



A beautifully extended four double bedroom family home, set on an imposing large plot offering just over 2200 sq.ft of thoughtfully arranged accommodation. Originally built in 1922 and comprehensively extended in 2013, this is a home where period character and contemporary living combine seamlessly.

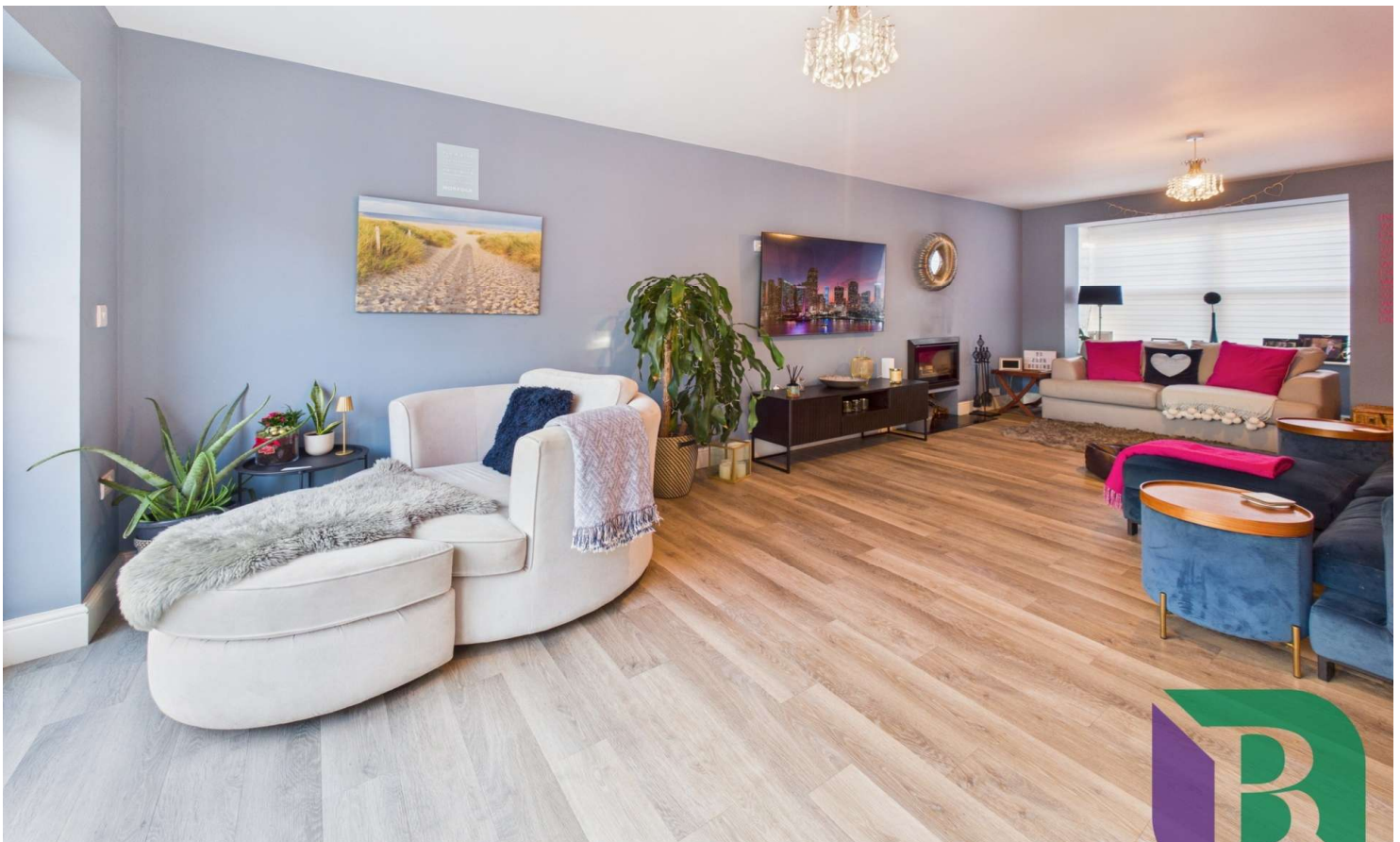


Theydon Avenue

Woburn Sands, MK17 8PL



Theydon Avenue sits just a stone's throw away from Woburn Sands highly regarded high street. Woburn Sands boasts a wealth of amenities that cater to the daily needs of its residents. The High Street offers a variety of shops, boutiques, cafés, pubs, restaurants, a post office, pharmacy, medical centre and library. Additionally, there are churches, a bowls and tennis club, and nearby are garden centres and the Aspley Guise and Woburn Sands Golf Clubs. The town also has a railway station with lines to Bedford and Bletchley and soon to be upgraded lines to Oxford.



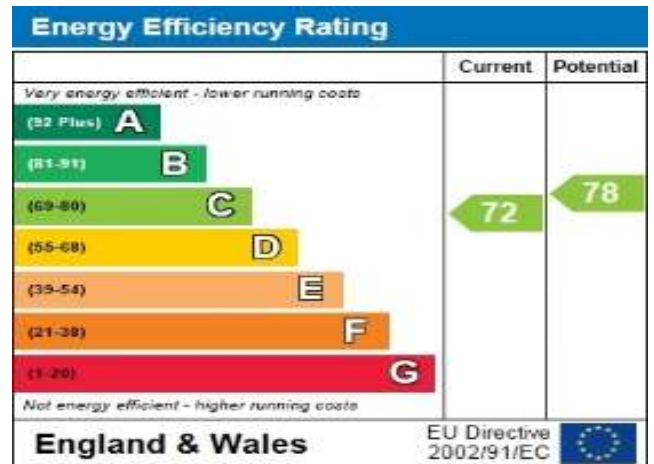
From the moment you arrive, the home's curb appeal is evident, with traditional sash and bay windows to the front elevation preserving its original charm and character. Internally, the ground floor unfolds into a series of generous and versatile living spaces, all tied in together with Kardean flooring, creating cohesion and flow throughout.

The heart of the home is the stunning extended lounge, a light filled and welcoming space featuring a bay window, wood-burning stove, and expansive bi-fold doors opening directly onto the south facing rear garden — ideal for both everyday family life and entertaining. Under floor heating enhances comfort within this space, giving the room a sense of adaptability all year round. The lounge seamlessly opens out into another central hub of the home. The open-plan kitchen and dining room is fitted with a modern range of units and a comprehensive suite of integrated appliances, including double oven with microwave, washing machine, dishwasher, wine fridge, Quooker hot water tap, and space for a large American-style fridge freezer. The adjoining dining area creates a sociable hub for family meals and gatherings, while the sunroom/conservatory extends the living space further, offering tranquil garden views and an additional access point to the outdoors. The original lounge still offers useful and versatile accommodation and could serve the house as a home office, play room or alternative living area, further complimented by an additional bay window and cast iron feature fireplace. The downstairs is further complimented by points of convenience which include a downstairs cloakroom, sizeable entrance halls and understairs storage.

To the first floor, the home offers four well proportioned double bedrooms. The principal bedroom enjoys a sense of privacy and luxury, complete with modern fitted wardrobes, three-piece en-suite and double Juliet balcony doors overlooking the beautifully maintained south facing garden. Bedroom two also benefits from its own stylish en-suite shower room, while bedrooms three and four are both generous doubles, served by the family bathroom, featuring a three-piece suite with an elegant roll top bath.

Externally, the landscaped rear garden is a stand out feature — extending to approximately 150 feet, enjoying a sunny southerly aspect, and offering a high degree of privacy. At the far end sits a substantial garden room, currently used as a home office and games room, ideal for modern hybrid working or additional leisure space. There is also an attached shed providing an ample amount of storage. To the front, a spacious driveway provides parking for up to five vehicles, making this an exceptionally practical home for family living and entertaining.





6 High Street
Woburn Sands
Buckinghamshire
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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.

