



Drayhorse Crescent  
Woburn Sands, MK17 8GU

Offers In Excess Of £475,000

4 3 2 C

A row of four icons: a bed icon with the number 4, a shower icon with the number 3, a sofa icon with the number 2, and a staircase icon with the letter C.

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## Drayhorse Crescent

Woburn Sands, MK17 8GU

We are delighted to offer for sale with no upper chain, this superb four bedroom, three-storey townhouse, ideally positioned in the ever popular Woburn Sands within The Parklands Estate. Offering a flexible layout, bright accommodation and excellent proximity to town amenities, railway station and well-regarded schooling. This property provides an ideal balance of modern comfort and family practicality with accommodation comprising: Kitchen/breakfast room, lounge, cloakroom/WC, Four generous bedrooms (master with ensuite shower room) family bathroom, shower room, driveway parking for multiple cars and a garage.

### Location:

Drayhorse Crescent forms part of a sought-after modern Parklands estate known for its peaceful environment, smartly presented homes and excellent community feel. Residents benefit from nearby green spaces, local amenities, reputable schools, train station within walking distance with trains into London under an hour & strong commuter links serving Milton Keynes, Leighton Buzzard and beyond.

### Ground Floor:

The ground floor welcomes you into a bright entrance hall leading to a generous dual-aspect lounge, an inviting space for everyday living and relaxing. To the front sits a stylish kitchen/breakfast room, fitted with contemporary cabinetry and ample room for informal dining, making it a sociable hub at the heart of the home. To the rear is a generous lounge which enjoys views of the rear garden and an assortment of furniture can be arranged. A useful cloakroom completes the ground floor arrangement.





### First Floor:

The first floor features two well-proportioned bedrooms, one which would make an excellent study/lounge area. The modern family bathroom completes the floor and comprises of a low level WC, vanity hand wash basin and panel bath.

### Second Floor:

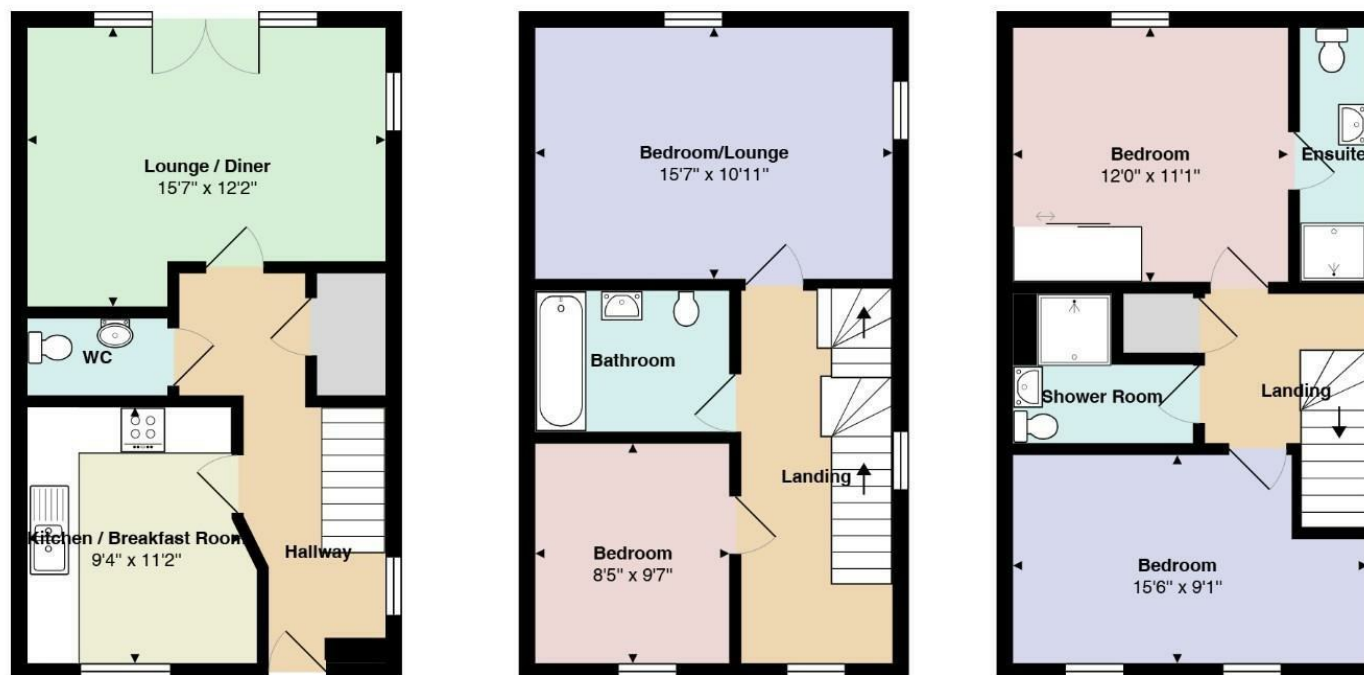
The top floor enjoys a thoughtfully designed arrangement with two further bedrooms, including the master bedroom which benefits from its own en-suite shower room. The additional bedroom on this level also enjoys convenient access to a further shower room, making the upper floor particularly well suited to older children, multi-generational living or those seeking private, flexible space

### Outside:

The rear garden provides a pleasant and manageable outdoor space, arranged with a lawn and patio ideal for outdoor dining or relaxation. The front garden is low maintenance with neat borders, the tidy landscaping complements the home's attractive setting. The driveway is to the side and is for multiple cars which leads to the well proportioned garage.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1292 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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