



Connells

Chapel Street
Woburn Sands Milton Keynes



Property Description

Nestled within the desirable area of Woburn Sands, this charming two-bedroom home effortlessly combines character features with tasteful modern improvements, creating a home that is both inviting and practical.

The property is entered via an attractive bay-fronted living room, flooded with natural light through a large sash-style window and enhanced by a feature fireplace, providing a warm and welcoming first impression.

Beyond, a separate living room offers a cosy and versatile space for relaxing or entertaining, with stairs rising to the first floor and access through to the kitchen.

The stylish kitchen has been thoughtfully updated and is complimented by wood-effect worktops, modern tiled splashbacks and attractive patterned flooring. A useful breakfast/workstation area overlooks the garden, whilst the layout offers excellent storage and workspace.

To the first floor, the property provides two well-proportioned bedrooms. The generous principal bedroom enjoys a bright front aspect

via a large window. Serving the bedrooms is a spacious family bathroom.

Outside, the property benefits from a private enclosed courtyard-style garden, providing a low-maintenance outdoor space with a good degree of privacy.

Living Room

Bright and attractive bay-fronted reception room enjoying excellent natural light through a large front-facing window. Featuring a character fireplace with timber surround, fitted carpet and neutral décor, creating a welcoming space for both relaxing and entertaining.

Reception Room

A comfortable second reception room positioned to the rear of the property, offering a cosy atmosphere and versatile living space. Featuring fitted carpet, useful under-stairs storage, staircase to the first floor and access through to the kitchen.

Kitchen

A stylish kitchen fitted with a range of modern wall and base units complemented by wood-effect work surfaces and contemporary tiled splashbacks. Additional features include attractive patterned flooring, integrated oven with extractor hood above, space for white goods and a useful breakfast/workstation area overlooking the garden.

Landing

First-floor landing providing access to all bedrooms and the family bathroom.

Bedroom One

A generous double bedroom positioned at the front of the property and benefiting from a large window allowing plenty of natural light. Finished in neutral décor with fitted carpet and useful built-in storage cupboard.

Bedroom Two

A well-proportioned second bedroom overlooking the rear aspect. Ideal as a guest bedroom, nursery, dressing room or home office, with fitted carpet and pleasant outlook.

Bathroom

A spacious bathroom fitted with a white suite comprising paneled bath, wash hand basin and low level wc. Complemented by patterned flooring, part-tiled walls and an obscured window providing natural light and ventilation.

Rear Garden

The property benefits from a private enclosed courtyard-style garden offering a low-maintenance outdoor space with a good degree of privacy. There is a gated passageway which next door have right of passage through to access their external property walls (notice/permission required).

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 74.0 m² (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: Council Tax
 Awaited Band: C

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Tenure: Freehold



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Property Ref: WNT307943 - 0004