



BEASLEY
& PARTNERS

Theydon Avenue, Woburn Sands, MK17 8PR

Price: Offers Over £700,000 Freehold



Located on a sought-after road in Woburn Sands, this extended three-bedroom detached bungalow has been significantly enhanced by the current owners. The property offers two generous reception rooms, an easterly facing rear garden, and ample off-road parking to the front.



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Externally the front is block paved and gravelled comfortably providing parking for 4/5 vehicles. The rear garden is landscaped with a raised patio area, borders with trees and shrubs, gravelled area, lawn and a shed and greenhouse.



The current owners have enhanced the property with a range of quality improvements, including:

- Cork rendering to the front elevation, providing additional insulation
- Log burners installed in both the living room and family room
- New oak internal doors throughout
- Recently replaced carpets in the bedrooms and living room
- Granite work surfaces in the kitchen
- Replacement windows
- New radiators

Entry to the property is via the porch, with double doors leading through to the front door and into a welcoming tiled floor entrance hall. From here, access is provided to the living room, two bedrooms, one of which includes a built-in storage cupboard and a bow window to the front, the family bathroom, and the tiled floor inner hallway.

The living room is an inviting space, featuring a bow window to the front and a marble fireplace with a log burner inset, creating a cosy focal point. The family bathroom is full tiled with a white suite, bath with shower over and wash basin inset to a vanity unit, wc and a heated towel rail.

From the inner hallway, doors lead to a bedroom/study and the kitchen, which is fitted with a range of units and complemented by granite work surfaces with an inset sink and drainer. There is space for both a washing machine and dishwasher, with part metro-tiled walls and splashbacks providing a stylish finish.

The kitchen flows seamlessly into the dining area, which features part metro tiled walls, a rear facing window, a door to the conservatory, and an open connection to the family area, creating a versatile, sociable space.

The conservatory provides additional living space with sliding doors to the rear garden. While the family area has access to a large storage area, breakfast bar/work station and a log burner.





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 schools, 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.

A short drive of approximately 10-15 minutes takes you to Milton Keynes, which offers an extensive range of facilities, including a renowned shopping centre, theatre, cinemas, and leisure facilities. Milton Keynes Central Station provides a fast service to London Euston in under 45 minutes. There is also a regular bus service from the High Street. Excellent road links are available via the A5, M1, and A421 Bedford Bypass. A brief drive brings you to Woburn, known for its historic abbey, safari park, and world-renowned golf course.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+ (A)	A		
81-91 (B)	B		
70-80 (C)	C		
55-69 (D)	D		
39-54 (E)	E		
21-38 (F)	F		
12-20 (G)	G		
Not energy efficient - higher running costs			
England & Wales		65	76
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.



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