



The Leys, Woburn Sands, MK17 8QF

Price £325,000 Freehold



Traditional two-bedroom terraced house offering two reception rooms, fitted kitchen, family bathroom and long rear garden. Requiring some updating throughout, the property presents an excellent opportunity for first-time buyers or investors. Conveniently located close to local amenities



The Leys

Woburn Sands, MK17 8QF



A traditional two-bedroom terraced home offering approximately 7000 sq ft of accommodation, ideally suited to first-time buyers, investors or those seeking a property with potential to improve and add value.



The ground floor comprises two spacious reception rooms providing flexible living and dining space, together with a fitted kitchen to the rear overlooking the garden, and a further versatile room offering potential as an external office with the benefit of its own WC.

Upstairs are two well-proportioned double bedrooms and a family bathroom accessed from the central landing.

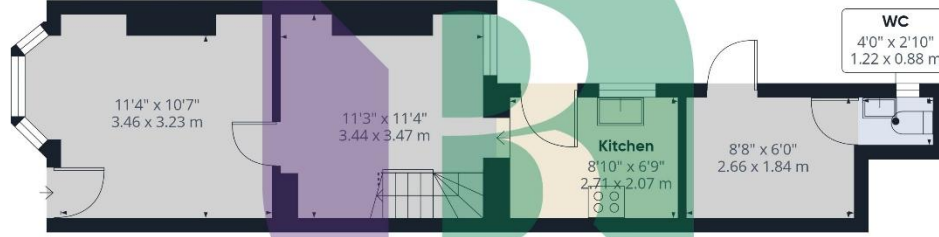
Externally, the property benefits from a long rear garden, offering excellent outdoor space and potential for landscaping or extension subject to the necessary consents.

The property would benefit from a programme of updating and modernisation throughout, presenting an excellent opportunity for purchasers to create a home to their own taste and specification.

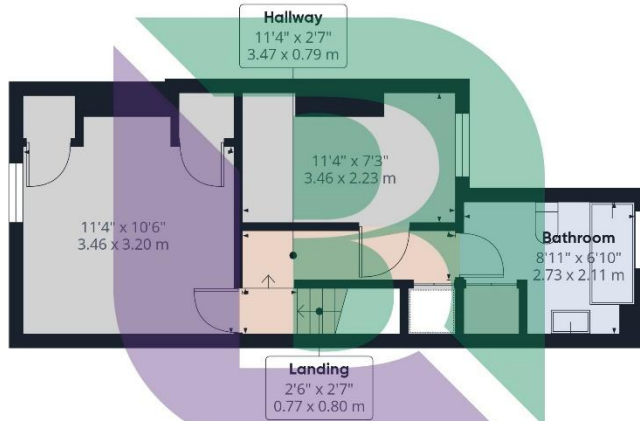
Conveniently located close to local amenities, schools and transport links, this charming traditional terrace combines character, potential and generous outdoor space.

Woburn Sands is a popular and well-connected market town situated between Milton Keynes and Bedford, offering a blend of character, convenience and countryside surroundings. The town benefits from a range of independent shops, cafés, pubs and everyday amenities, together with highly regarded local schooling and excellent transport links, including a mainline railway station with connections to Bedford and Bletchley. Nearby Woburn Abbey, Aspley Woods and the surrounding Buckinghamshire countryside provide a wealth of outdoor and leisure opportunities.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
704 ft²
65.2 m²

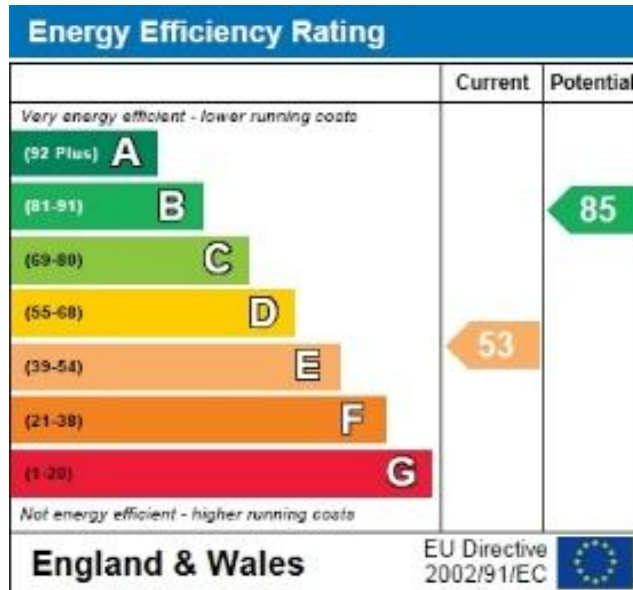
Reduced headroom
8 ft²
0.7 m²

(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



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

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.

