

Connells

The Leys
Woburn Sands Milton Keynes

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Woburn Sands Milton Keynes MK17 8QF

for sale offers in excess of
£350,000







Property Description

This well-presented home offers bright and versatile accommodation throughout. The spacious open plan lounge and dining area features attractive laminate flooring, a character fireplace, a bay-fronted double glazed window, and direct access to the rear garden, creating an ideal space for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, work surfaces, a stainless steel sink and drainer, tiled flooring, and an electric extractor hood, while a separate utility area provides additional storage and appliance space.

Upstairs, the L-shaped principal bedroom benefits from wooden flooring, Velux windows, and a modern en-suite shower room. Two further bedrooms offer flexible accommodation for family, guests, or home working. A well-appointed family bathroom completes the first floor.

A charming property combining character features with practical modern living.

Open Plan Lounge

A bright and spacious open plan lounge featuring attractive laminate flooring, a character fireplace creating a focal point to the room, a feature fireplace and a bay-fronted double glazed uPVC window allowing plenty of natural light to flood the space. An ideal area for both relaxing and entertaining.

Dining Room

Double glazed uPVC window, radiator, stairs rising to the first floor and double glazed door providing access to the rear garden. A versatile space ideal for family dining and entertaining.

Kitchen

Double glazed uPVC window, range of wall and base units with work surfaces over, tiled flooring, stainless steel sink and drainer, and electric extractor hood. A practical and well-appointed space for everyday cooking and meal preparation.

Utility Area

Tiled flooring and double glazed uPVC window. A practical additional space providing room for laundry appliances and extra storage.

Landing

Wooden flooring, providing access to all first-floor accommodation. A bright and welcoming space connecting the home's bedrooms and family bathroom.

Bedroom One

L-shaped principal bedroom featuring wooden flooring, radiator, and Velux windows allowing plenty of natural light. A spacious and versatile room with ample space for bedroom furniture.

En-Suite

Double glazed uPVC window, shower enclosure, low-level WC, wash hand basin, wooden flooring and radiator. A well-appointed en-suite serving the principal bedroom.

Bedroom Two

Double glazed uPVC window, radiator and wooden flooring. A bright and comfortable bedroom offering space for a range of furniture, making it ideal as a bedroom, guest room or home office.

Bedroom Three

Radiator, carpet flooring and double glazed uPVC window to the rear aspect. A well-proportioned bedroom suitable for a range of uses including a child's bedroom, guest room or home office.

Bathroom

Panel-enclosed bath with shower attachment, low-level WC, pedestal wash hand basin, radiator, tiled splashbacks and sash window. A well-presented family bathroom serving the first-floor accommodation.

Rear Garden

Mainly laid to lawn with decorative shrub borders, raised planting beds and a mature apple tree. A pleasant outdoor space offering plenty of room for relaxation, gardening and entertaining.

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 91.5 m² (985 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

Connells

To view this property please contact Connells on

T 01908 691606
E walnuttree@connells.co.uk

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: E

Council Tax Band: C

view this property online connells.co.uk/Property/WNT308407

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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