



Firemans Run, Woburn Sands, MK17 8GL

Price £350,000 Freehold



Positioned at the end of a quiet cul-de-sac, this three bedroom mid terraced home immaculately presented, offers two bathrooms, a low maintenance rear garden, and off road parking for two vehicles. The property is offered for sale with no onward chain, making it an ideal option for buyers seeking a straightforward move.



Firemans Run

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Located near Woburn Sands Station, with direct lines to Bletchley and Bedford, the property enjoys proximity to scenic ponds, green areas, local schools, and Woburn Sands Sports Hall. The hub of Woburn Sands, with its high street with shops, boutiques, pubs, and eateries, is just a short distance away, set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn.

Milton Keynes, approximately a 10- 15 minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is also good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world renowned Woburn Golf course.



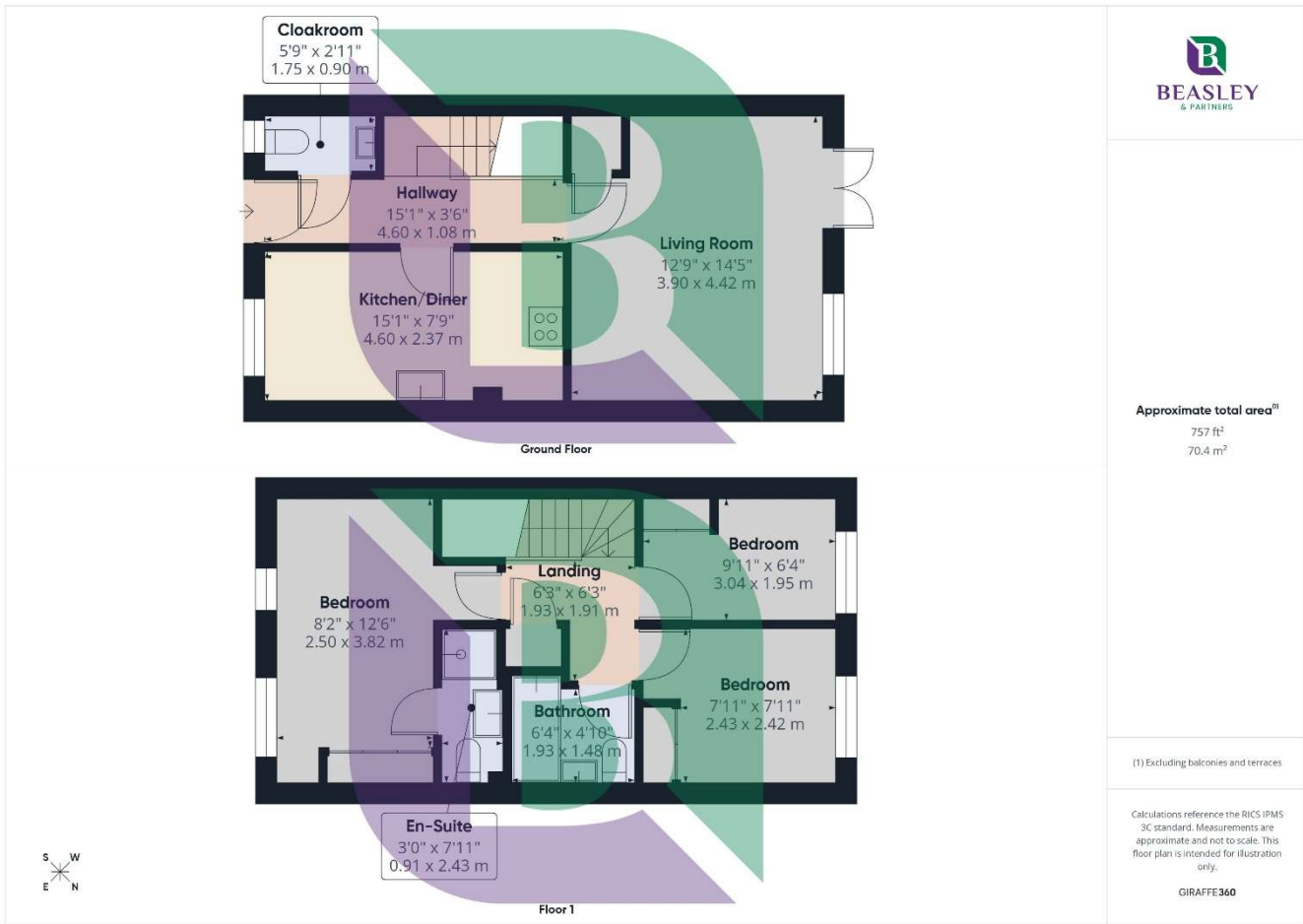
From the front door you enter into the hallway which has the stairs rising to the first floor, tiled flooring and doors to the downstairs cloakroom, kitchen/diner and living room.

The kitchen/diner is fitted with a range of units and drawers, with work surfaces incorporating an inset one-and-a-half bowl sink unit and a gas hob. Complementary splash back tiling and tiled flooring create a practical finish. Appliances include a built-in oven and an integrated dishwasher, with further space for a washing machine and a fridge freezer.

A generously proportioned living room is located at the rear of the property, featuring a convenient under stairs storage cupboard, tiled flooring, and double doors that open directly onto the rear garden.

From the first-floor landing, doors lead to the family bathroom, fitted with a white suite, and the three bedrooms. All bedrooms benefit from built-in wardrobes, with the primary bedroom further enhanced by a private en-suite bathroom.

Externally to the front of the property is a path leading to the front door and small garden area, in addition to off road parking for two vehicles. The rear garden is low maintenance with a block paved patio leading to a gravelled area with slabbed path leading to the gated rear access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		75	79
EU Directive 2002/91/EC			



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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.