



Menday Gardens, Wavendon, MK17 8AH  
Offers in Excess of £800,000 - Freehold



A beautifully presented four double bedroom executive home, situated within the highly sought-after and exclusive Hayfield Oaks development with the home only being a few years old. This impressive property offers spacious and versatile accommodation throughout, perfect for modern family living.



# Menday Gardens

Wavendon, MK17 8AH



Wavendon is located between the modern City of Milton Keynes and old town of Woburn Sands. In close proximity is a popular gastro pub, church, recreation ground, community centre and garden centres. Nearby is the Kingston Retail Park with a range of shops, large supermarket and restaurants or the old town of Woburn Sands with a variety of shops, boutiques, restaurants and pubs. Wavendon is ideally located giving good access to A421 Bedford Bypass and the M1.

Schooling: Swallowfield Primary and Fulbrook Extended Secondary. Also daily bus service to Bedford Harpur Trust, Thornton College and Akeley Wood.

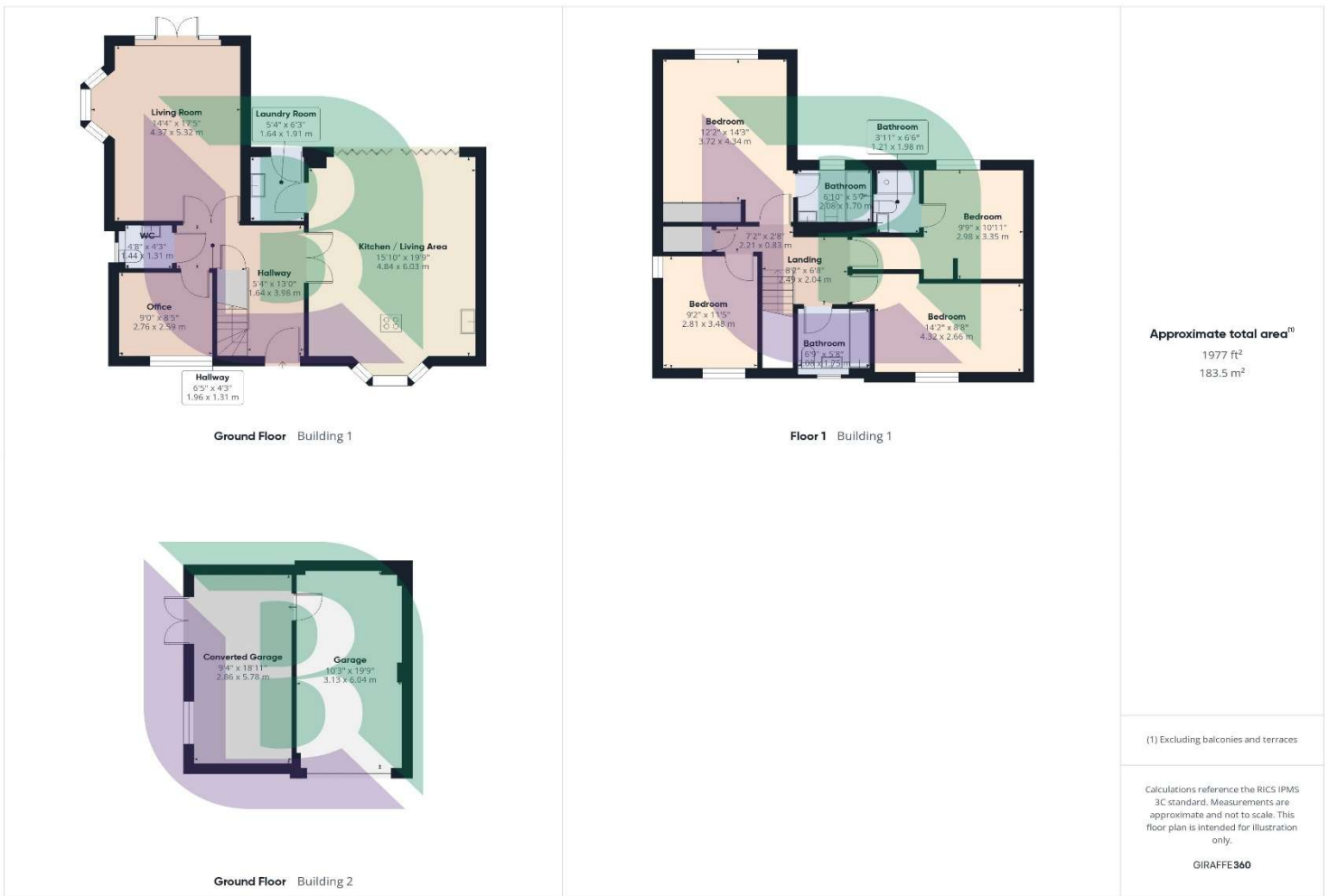


Upon entering, you are welcomed by a bright and spacious entrance hall with contemporary tiled flooring and underfloor heating, setting the tone for the rest of the home. The ground floor accommodation flows effortlessly, comprising a stylish lounge with French doors opening onto the rear garden, a separate study ideal for home working, and a cloakroom.

The heart of the home is the stunning open-plan kitchen/dining space, thoughtfully designed with a range of high-quality units, Corian work surfaces, and a central island with induction hob and integrated appliances. Bi-fold doors provide a seamless connection to the garden, creating an ideal space for both entertaining and everyday living. A separate utility room offers additional practicality with external access.

To the first floor, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom and second bedroom both benefit from fitted wardrobes and contemporary en suite shower rooms, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a well-maintained rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining. To the front, there is a landscaped garden and a generous driveway providing parking for multiple vehicles, alongside a garage. Part of the garage has been converted to create a versatile gym or studio space, with the remainder retained for storage.





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 Plus)                                   | A |                         | 93        |
| (81-91)                                     | B | 85                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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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