

Aspley Guise, Bedfordshire

MICHAEL GRAHAM

A mid-20th century three bedroom semi- detached cottage with front and rear gardens in a village location.







18 Mount Pleasant

Aspley Guise, Bedfordshire, MK17 8LA

Price £370,000

3 bedrooms

1 reception room

1 bathroom

EPC Rating Band D

This property has 904 sq. ft. of accommodation arranged over two floors. On the ground floor is a hallway with stairs to the first floor, with an understairs cupboard, a sitting room overlooking the front garden, a kitchen/dining room, a rear lobby, a family bathroom, and a conservatory.

Leading off the first floor landing is a 16 ft. by 12 ft. principal bedroom overlooking the front garden with a period iron fireplace, and two further bedrooms, one a double room, overlooking the rear garden.

There is a mature front garden with a lawn and steps leading up to the front door. The private rear garden is enclosed by fencing and has a raised lawn, a seating area and established flower and shrub beds.

- Semi-detached cottage
- Three bedrooms
- Family bathroom
- Separate reception room
- Kitchen/dining room
- Conservatory
- Front and rear gardens
- Village location

Additional Information

- Mains water, Gas, Electricity
- The Local Authority is Central Bedfordshire Council
- The property is in council tax band C





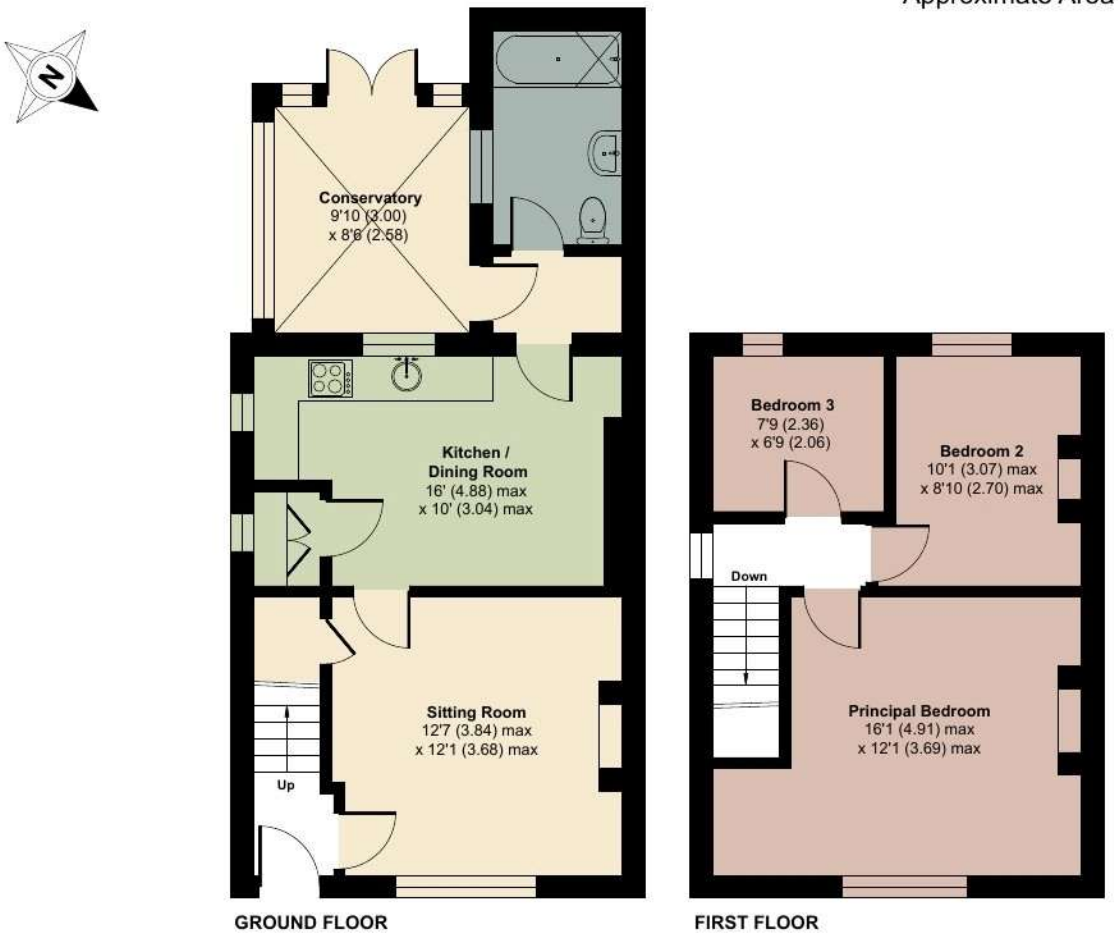
Ground Floor

The sitting room has a brick fireplace housing an inset log burner, a wooden floor, and overlooks the front garden. The kitchen/dining room is to the rear of the house, with a window into the conservatory and one to the side. The kitchen area has a range of Shaker style fitted units, an inset sink, and appliances; a door opens to a walk-in cupboard with a window above fitted storage. The rear lobby accesses the three piece family bathroom (with a shower over the bath) and the conservatory which overlooks and has French doors to the rear garden.



Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1419769



Situation and Schooling

Aspley Guise is 1.5 miles from the town of Woburn Sands which has a selection of shops and restaurants. Aspley Guise has The Anchor public house and The Blue Orchid Thai Restaurant. There is a lower school in Aspley Guise - with an Ofsted rating of Outstanding - and a primary and an extended secondary school in Woburn Sands, both with a Good Ofsted rating. A daily shuttle bus runs to the Harpur Trust Schools in Bedford.

2 miles from M1 junction 13

32 minutes from Euston

9 miles from Milton Keynes station

Woburn Sands Office | 01908 586400

2 Aspley Hill, Woburn Sands, Buckinghamshire, MK17 8NJ

15 Offices covering 8 Counties and Central London

@MG_Living /MGliving @MichaelGraham_Living

Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

michaelgraham.co.uk