

Woburn Sands, Buckinghamshire

MICHAEL GRAHAM


HEY
PUMPKIN

A modern four bedroom detached house with a carport with an up and over door, driveway parking, and a private courtyard garden.







28 Kiln Drive

Woburn Sands,
Buckinghamshire, MK17 8FE

4 bedrooms

2 reception rooms

2 bathrooms

EPC Rating Band C

This property has 1,807 sq. ft. of accommodation, including outbuildings, arranged over two floors. A glazed front door opens into the hallway which has access to the dual aspect sitting and dining rooms, the kitchen/breakfast room, and a ground floor cloakroom. A home office is accessed from the courtyard.

On the first floor, the principal bedroom has a range of fitted wardrobes and an en suite shower room. There are three further bedrooms, two with fitted wardrobes and one with a storage cupboard. There is also a family bathroom.

At the front of the property is a low maintenance garden with a shingled and hedged boundary. At the rear there is driveway parking and a carport.

- Modern detached house
- Four bedrooms
- Two bath/shower rooms
- Two reception rooms
- Kitchen/breakfast room
- Home office
- Courtyard garden
- Carport and driveway

Additional Information

- Mains water, Gas, Electricity
- The Local Authority is Milton Keynes Council
- The property is in council tax band E







Kitchen/Breakfast Room

The dual aspect kitchen/breakfast room has French doors opening to the patio and rear courtyard and two windows to the side. The kitchen area is fitted with a range of wall and base units, work surfaces and a stainless steel sink. Integrated appliances include an AEG double oven, a hob with an extractor and an Electrolux dishwasher.





Outside

The rear garden area is designed as a courtyard with a paved patio and a central area of Astro turf. There is a wooden gate opening to the car port and a timber home office with sliding doors and light and power connected. A further door accesses a separate wooden store.

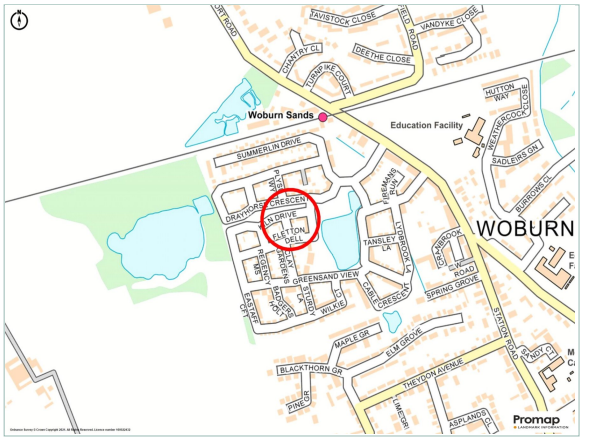






Approximate Area = 1512 sq ft / 140.5 sq m
Outbuilding = 295 sq ft / 27.4 sq m
Total = 1807 sq ft / 167.9 sq m
For identification only - Not to scale





Location and Schooling

The Buckinghamshire village of Woburn Sands has a High Street with GP and dental surgeries, an optician, a post office, shops, restaurants, and public houses. There is a monthly farmers' market held on the village green. There are two schools in Woburn Sands - Swallowfield Primary and Fulbrook Extended Secondary - and a daily bus service to Bedford, Thornton, and Akeley Wood schools.

3.5 miles from M1 junction 13

32 minutes from Euston

8 miles from Milton Keynes station

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Michael Graham Estate Agents. REF: 790422

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

OnTheMarket.com rightmove The Property Ombudsman

MICHAEL GRAHAM

michaelgraham.co.uk

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.