

Woburn Sands, Buckinghamshire

MICHAEL GRAHAM


KINDLING









An early 1920s four bedroom semi detached house with driveway parking and a 150 ft. long rear garden with a detached outbuilding currently used as a home office/games room.

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12 Theydon Avenue

Woburn Sands, Milton Keynes,
Buckinghamshire, MK17 8PL

Price £750,000

4 bedrooms

3 reception rooms

3 bathrooms

EPC Rating Band C

The property has been extended and now has 2,177 sq. ft. of versatile accommodation. On the ground floor there is an entrance hall, and a dual aspect sitting room with a bay window, a wood-burning stove, underfloor heating, and bi-fold doors to the rear garden. There is a second reception room which has the original cast iron fireplace, an open plan kitchen/dining room, a sunroom and a cloakroom.

On the first floor the principal bedroom has fitted wardrobes, a three-piece en suite shower room and a Juliet balcony overlooking the southerly facing garden. Bedroom two also has an en suite shower room. The other two bedrooms share a three piece family bathroom, with a feature roll top bath.

At the front, the driveway provides parking for up to five cars.

- Early 1920s semi detached house
- Four bedrooms
- Three bath or shower rooms
- Three reception rooms
- Kitchen/dining room
- Driveway and 150 ft. long rear garden
- Garden room with light and power
- Walking distance from High Street and amenities

Additional Information

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

Kitchen/Dining Room

The open-plan kitchen/dining room is fitted with a modern range of wall and base units, work surfaces and an inset stainless steel sink with a Quooker hot water tap. The range of integrated appliances include; a double oven, a hob with extractor, a microwave, a washing machine, a dishwasher, and a wine fridge. There is space for a large American-style fridge freezer.








LOVE



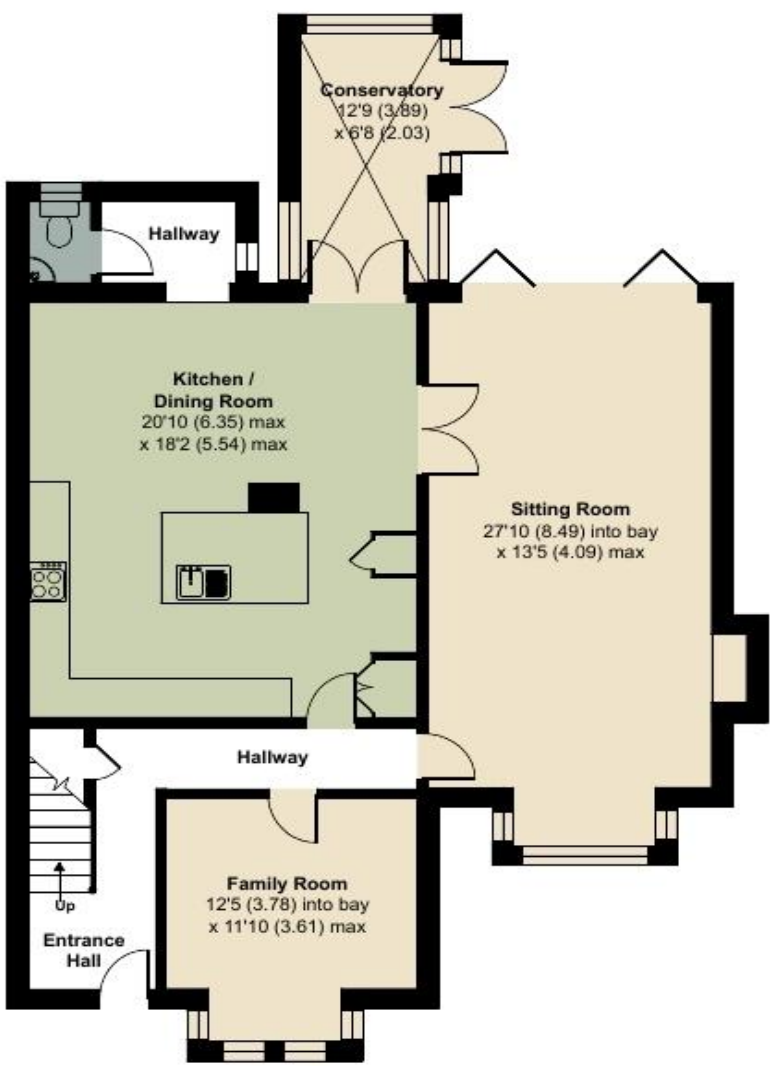


Rear Garden

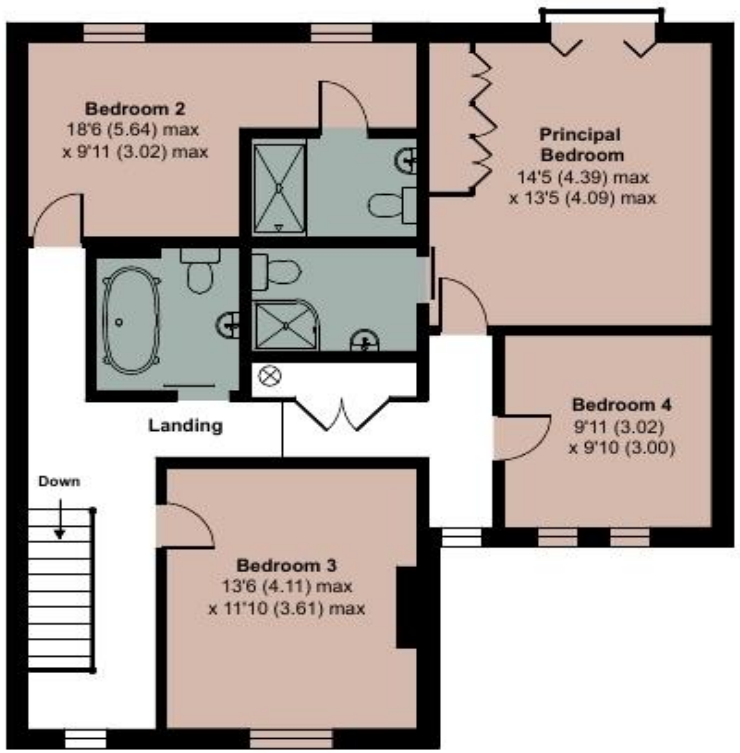
The south facing 150 ft. long landscaped rear garden is laid mainly to lawn with mature trees and planting, and a decked patio area for entertaining. Steps from the decking lead to a gravelled path which leads to a paved patio and garden room. This is currently used as a home office and games room. There is also a shed providing storage.



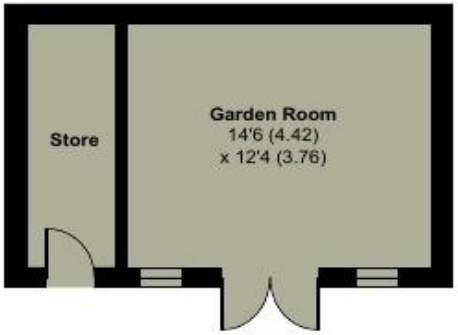
Total = 2419 sq ft / 224.7 sq m
Approximate Area = 2177 sq ft / 202.2 sq m
Outbuilding = 242 sq ft / 22.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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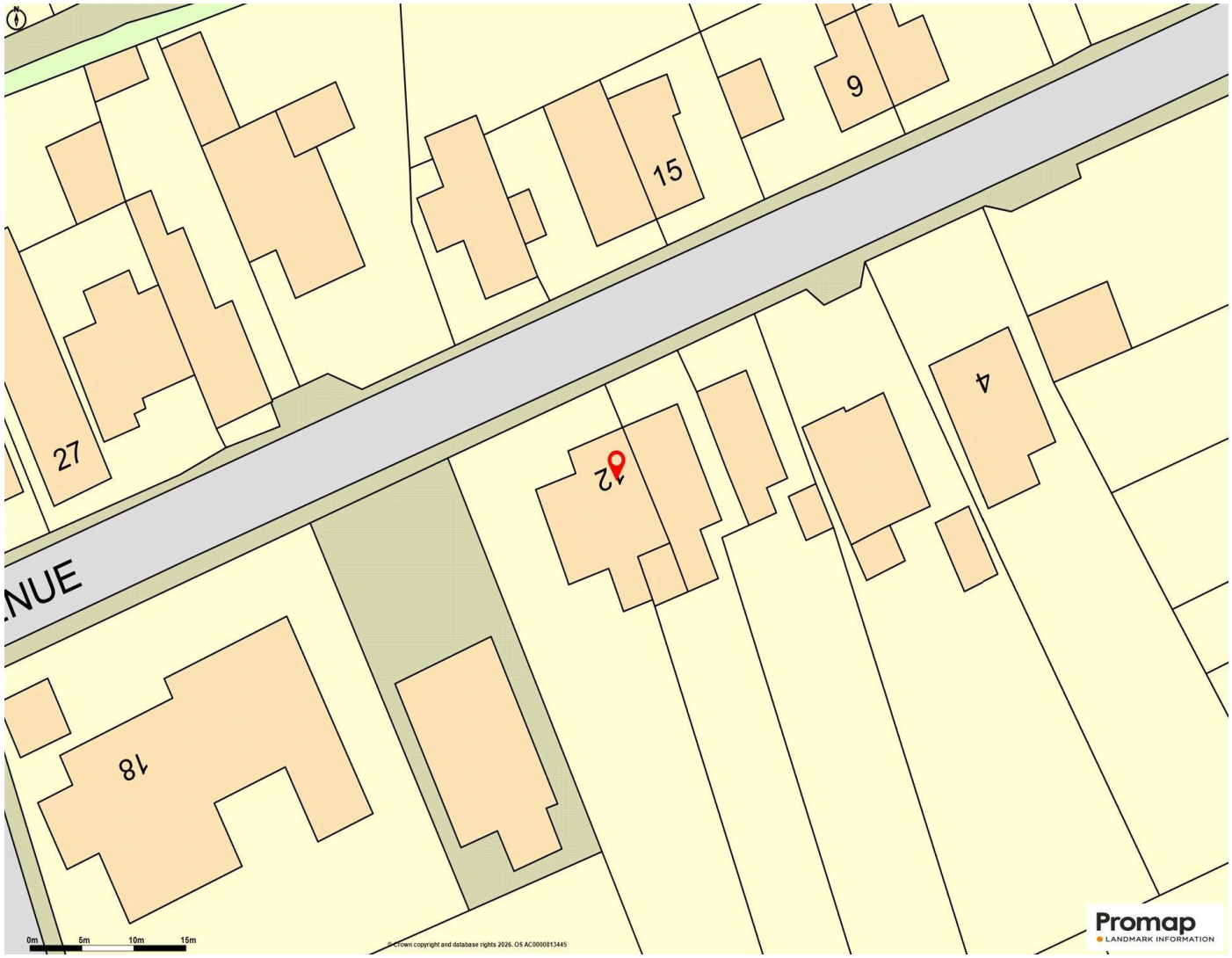

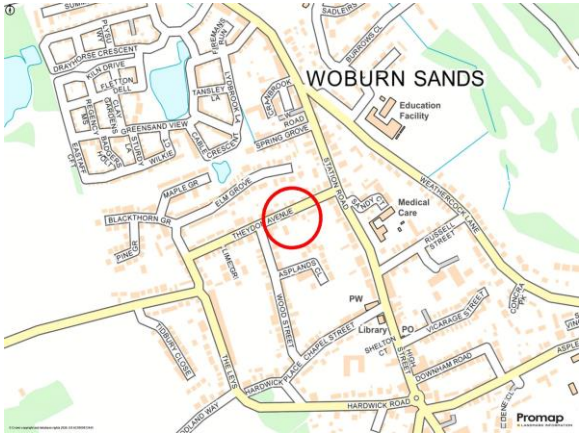

Situation and Schooling

The Buckinghamshire village of Woburn Sands has a high street with GP and dental surgeries, 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.

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