

Woburn Sands, Buckinghamshire

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A modern four bedroom detached house with an established garden, a double garage and off street parking less than 5 minutes' walk from Woburn Sands High Street.

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29 Theydon Avenue

Woburn Sands,
Buckinghamshire, MK17 8PN

4 bedrooms

3 reception rooms

3 bathrooms

EPC Rating Band C

This modern property built in a traditional Victorian style has over 2,460 sq. ft of versatile accommodation arranged over two floors. A storm porch protects the half glazed front door which opens to the hallway and accesses two reception rooms, the kitchen/breakfast room, and a cloakroom. The dual aspect sitting room accesses a dining room with French doors opening to the rear garden, a study has a range of fitted furniture, and there is a kitchen/breakfast room with a pantry/utility area.

A dogleg staircase leads to the first floor. The dual aspect principal bedroom has a walk-in dressing area and an en suite shower room. The second bedroom has walk-in wardrobes, a glazed display cabinet and an en suite shower room. There are two further bedrooms - both with fitted wardrobes - and a five piece family bathroom.

At the front of the property is a brick wall and picket fence boundary, a garden with shrubs and plants, and a path to the front door.

- Modern detached house
- Four bedrooms - two en suite
- Five piece family bathroom
- Three reception rooms
- Kitchen/breakfast room
- Front and rear gardens
- Double garage and parking
- Village location

Additional Information

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

Ground Floor

The over 22 ft. long dual aspect sitting room has a bay window overlooking the front garden and two windows to the side aspect. There is a stone fireplace with a marble hearth and a living flame gas fire. Glazed doors open into the dining room which has a range of fitted book shelves. The kitchen/breakfast room is fitted with a range of wall and base units, contrasting worktops and a ceramic sink. Included are a Miele double oven, an electric hob and an extractor. French doors from the breakfast area open to the patio and garden.











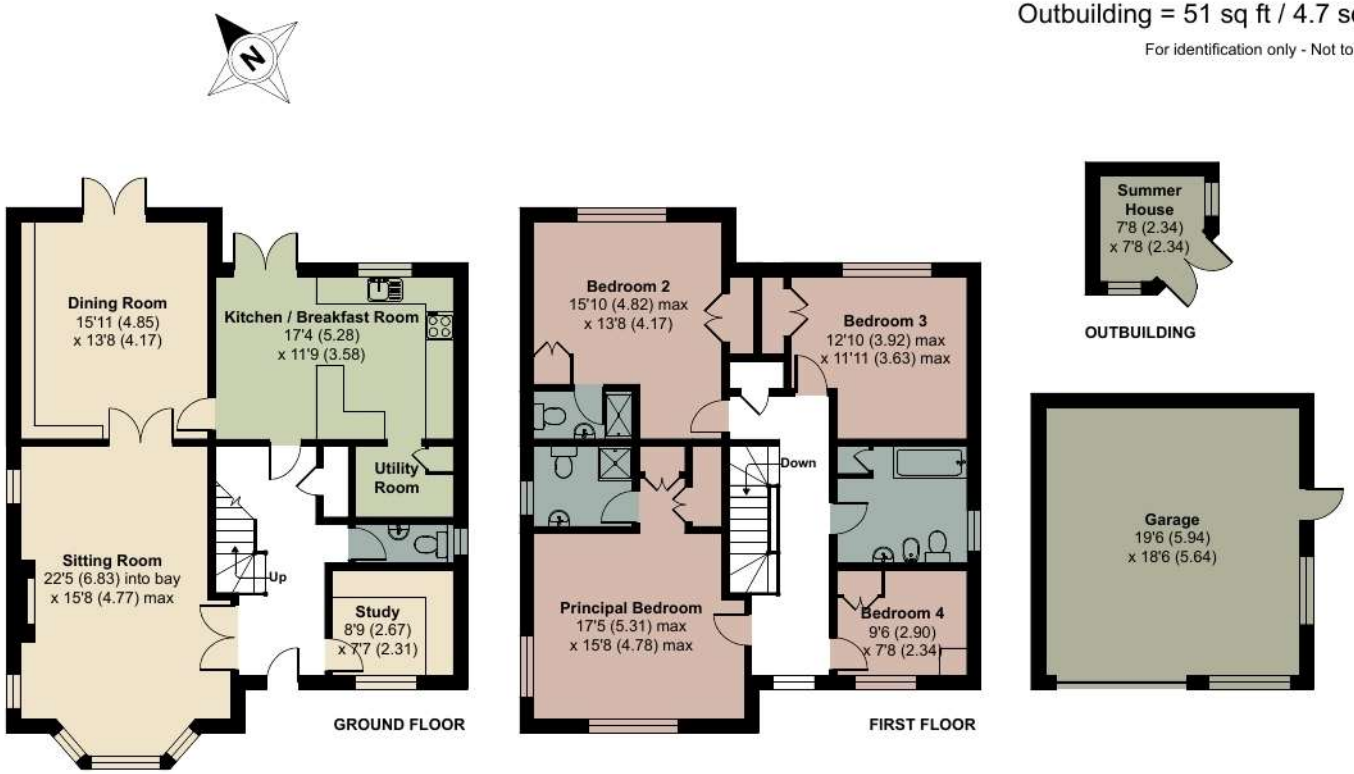


Outside

The established rear garden has a paved patio adjacent to the house, a lawn, and mature shrubs and plants in borders with retaining brick walls. A blocked paved area at the bottom of the garden, accessed from the road via double timber gates to the side, provides off street parking and leads to the double brick-built garage and the summer house.



Total = 2467 sq ft / 229.1 sq m
Approximate Area = 2055 sq ft / 190.9 sq m
Garage = 361 sq ft / 33.5 sq m
Outbuilding = 51 sq ft / 4.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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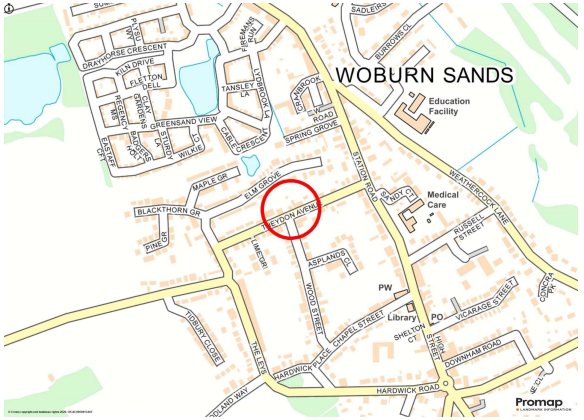

Situation and Schooling

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.

4 miles from M1 junction 13

8.5 miles from Milton Keynes station

32 minutes from Euston

Woburn Sands Office | 01908 586400

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