



London End, Woburn, Bedfordshire, MK17 9PU
Offers Over: £400,000 Freehold (Subject to contract)

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This beautiful three bedroom former Duke of Bedford cottage occupies a delightful position close to the heart of Woburn and provides a wealth of well proportioned, versatile internal accommodation. Steeped in history, the property effortlessly combines period charm and character with the practicality required for modern day living.

Approach to the home is via a shared access which leads to parking for the property, whilst a gate opens into a hard standing courtyard area which also houses two useful storage barns.

Once inside you're immediately greeted by the entrance hall which has a staircase running to the first floor accommodation, whilst to the right hand side is the principal reception room, the living room. This commands impressive dimensions, making for flexible furniture placement, whilst a delightful triple aspect orientation floods the room with an abundance of natural daylight.

Moving towards the front of the home is the more formal dining room which comfortably accommodates a table and chairs, creating a real family/sociable area and providing the perfect space for entertaining. Completing this level is the kitchen which has been fitted with a comprehensive range of floor and wall mounted units with complementary work surfaces over, whilst space has been afforded for various free standing appliances.

Moving upstairs, the first floor landing gives way to all the accommodation on this level, the master bedroom of which nestles to the front elevation. Of the remaining two bedrooms, one occupies the rear aspect and the other sits to the side, providing flexible space for family and guests. They are all served by a bathroom which incorporates a panelled bath, low level wc and wash hand basin, with tiled splashback areas and an obscure window completing the look.



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Local Authority - Central Bedfordshire
Council

Council Tax Band - D

At a Glance:

- Rarely available three bedroom end of terrace cottage nestled close to the heart of Woburn
- Kitchen with space for various appliances
- Triple aspect living room flooding the room with natural daylight
- Separate dining room
- Three first floor bedrooms served by a bathroom
- Courtyard garden, in addition to a further generous garden beyond
- Parking area
- No upper chain

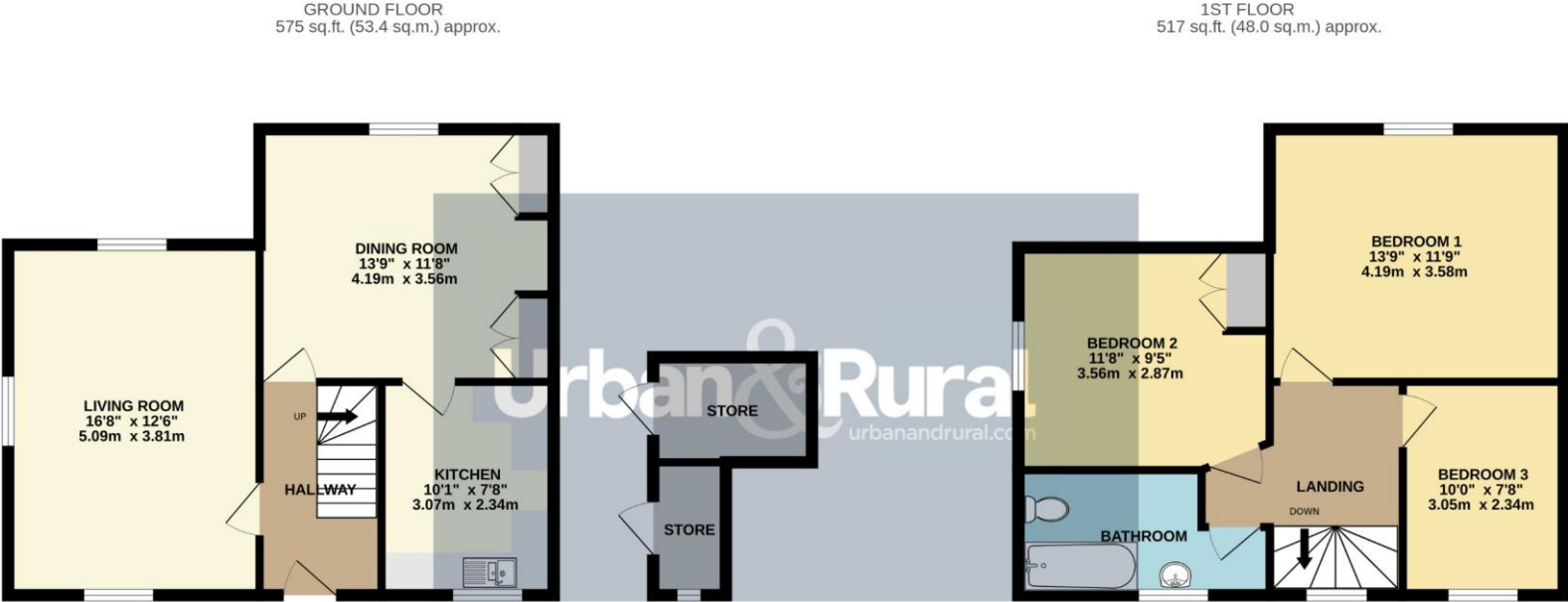


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Externally, the rear garden is particularly generous and has been laid predominately to lawn, complemented by an array of established plants, shrubs and bushes. Various mature trees dot the plot, providing an attractive leafy backdrop and enhancing the sense of character and seclusion this charming period home affords.

Woburn is a town and civil parish in Bedfordshire, England. It is situated about 5 miles (8.0 km) southeast of the centre of Milton Keynes, and approximately 3 miles (4.8 km) south of junction 13 of the M1 motorway. The town itself provides an abundance of amenities including individual boutique style shops, restaurants and public houses.





TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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