

9 BLOOMSBURY CLOSE
WOBURN

JACKSON-STOPS

9 BLOOMSBURY CLOSE, WOBURN, BEDFORDSHIRE MK17 9QS

TOTAL APPROX. FLOOR AREA 972 SQ FT / 90.3 SQ M (excludes garage and outbuilding)

BUILT IN 1901 THIS ESTABLISHED SEMI DETACHED HOUSE ENJOYS A QUIET LOCATION A SMALL NO THROUGH ROAD AND IS WITHIN A SHORT WALK OF THE VILLAGE CENTRE.



DISTANCES (APPROX)

WOBURN SANDS ABOUT 2 MILES
M1 JUNCTION 13 ABOUT 4 MILES
MILTON KEYNES ABOUT 8 MILES
LONDON ABOUT 50 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Lobby

FIRST FLOOR

- Landing
- Three Bedrooms
- Bathroom

OUTSIDE

- Front Garden
- Drive With Parking Spaces
- Garage
- Brick Built Storage Shed & WC
- Rear Garden



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

THE PROPERTY

This mature semi-detached house is being sold with the benefit of no onward chain and sits in generous sized and established gardens. There is vehicle access to the rear garden where there is a timber-built garage and a brick-built storage shed. The property offers great potential to extend subject to planning permission.

GROUND FLOOR

The property is entered through a UPVC front door to the entrance hall where a staircase rises to the first floor with a cupboard underneath. Both the entrance hall and the understairs cupboard have windows to the front. The sitting room is a well-proportioned room with a feature fireplace housing a gas fire with a back boiler serving radiator central heating and domestic hot water. Two windows overlook the front garden. The kitchen/dining room is fitted with floor and wall mounted cupboards together with a single bowl, single drainer stainless steel sink unit and ample work surfaces with tiled splash areas. There is cooker space with filter hood over. There is also a window to the rear and door to a glazed rear lobby with door opening to the rear garden.

FIRST FLOOR

The landing has a window to the front. Bedroom one has a range of built-in wardrobes comprising two doubles plus a single, it has a window to the front. Bedroom two has a window to the front and an airing cupboard housing an insulated hot water tank. Bedroom three has a window to the rear. The bathroom is fitted with a white suite comprising panelled bath with an electric shower over and a low level WC and pedestal wash basin. There is a heated towel rail, a window to the rear and access to the roof space.









OUTSIDE

The front garden is laid mainly to grass and is stocked with a number of shrubs. A gravel drive provides parking space for several vehicles. The drive leads to a five-bar gate which gives access to the rear garden. The rear garden has a timber-built garage. There is also a shed which is 9' x 6' connected with power and light. There is an outside WC. The garden is fully enclosed and laid mainly to grass.

LOCATION

Woburn is a popular village situated in the heart of the Bedford Estates and provides local shopping, a lower school, a heated outdoor swimming pool and a selection of restaurants and public houses. Famous for its Safari Park, Stately home and world championship golf courses all of which are within 1 mile. More extensive shopping facilities are available in nearby Woburn Sands and Milton Keynes. Junction 13 of the M1 is easily accessible and there are mainline railway stations at Leighton Buzzard, Bletchley and Central Milton Keynes which connect into Euston and at Flitwick and Harlington stations which connect into St. Pancras. Air travel is available from Luton airport.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas are connected.
Local Authority: Central Bedfordshire Council.
Tel: 0300 300 8000
Outgoings: Council Tax Band "E"
Tenure: Freehold.
EPC Rating: "E"
Please Note: This property is being sold by Bedford Estates and their usual restrictive covenants apply, details of which are available by request.

Viewing: Strictly by appointment through the sole agents **Jackson-Stops**. 1 Market Place, Woburn, MK17 9PZ.
Tel - 01525 290 641







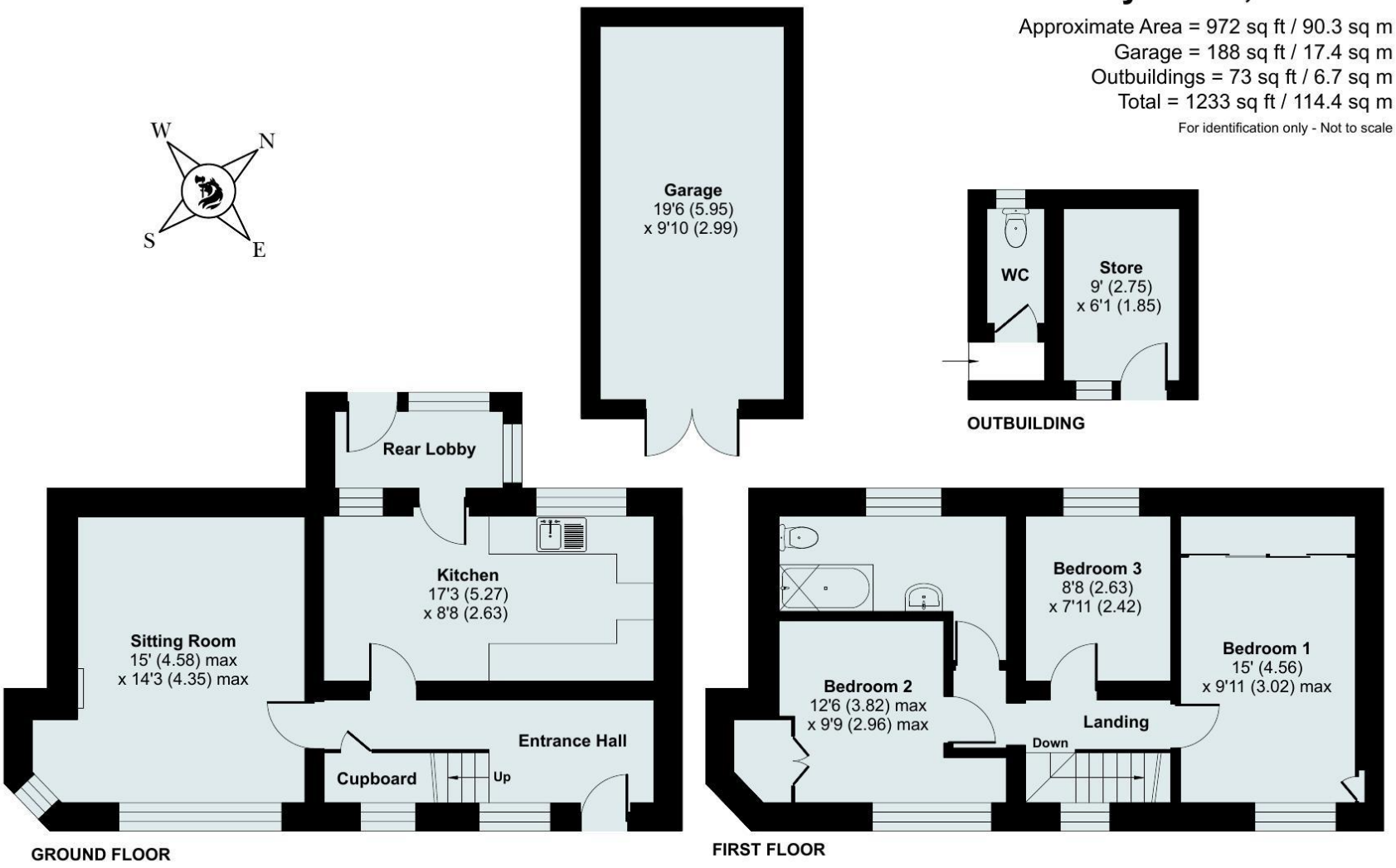






9 Bloomsbury Close, Woburn

Approximate Area = 972 sq ft / 90.3 sq m
Garage = 188 sq ft / 17.4 sq m
Outbuildings = 73 sq ft / 6.7 sq m
Total = 1233 sq ft / 114.4 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 Jackson-Stops. REF: 1539353

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