

Wavendon Gate, Buckinghamshire

MICHAEL GRAHAM









A modern four bedroom detached property with an open plan kitchen/breakfast room, an attached tandem garage, off street parking and an enclosed rear garden located in the Wavendon Gate area of Milton Keynes.

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1 Poirers Grove

Wavendon Gate, Buckinghamshire,
MK17 8QZ

4 bedrooms

1 reception room

2 bathrooms

EPC Rating Band B

The property, which is located on a "no through road" has approximately 1,419 sq. ft of accommodation arranged over two floors. On the ground floor there is an entrance hall with stairs to the first floor with an understairs cupboard and a further cloaks cupboard, along with access to a fully tiled cloakroom. The over 24 ft. long, panelled sitting room has a box bay window to the front and twin windows to the side. The open plan kitchen/breakfast room has recently undergone a re-fit with a high end range of units and appliances and there is a utility room with space and plumbing for a washing machine and tumble dryer.

Leading off the first floor landing, are three double bedrooms and a single; three of the bedrooms have built-in wardrobes and the principal bedroom, with dual aspect windows like bedroom two, has an en suite shower room. There is also a family bathroom

Outside and to the rear, is parking for two cars ahead of a tandem garage with a glazed door to the rear garden.

- Modern detached property
- Four bedrooms, one en suite
- Two bath or shower rooms
- Dual aspect sitting room
- Re-fitted kitchen/breakfast room
- Utility room and cloakroom
- Enclosed rear garden
- Tandem garage, off street parking for two cars

Additional Information

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

Kitchen/Breakfast Room

The kitchen/breakfast room has been re-fitted with a range of Hacker wall, floor and drawer units, including a breakfast bar with seating for four, all with quartz worksurfaces and splashbacks, and an inset sink with a modern style tap over. Integrated appliances include an induction hob, twin electric ovens and a dishwasher. The Karndean flooring extends through to the breakfast area where there is space for a table and chairs and there are double French doors leading out to the garden. The utility room has matching storage units with spaces for a washing machine and tumble dryer.













Outside

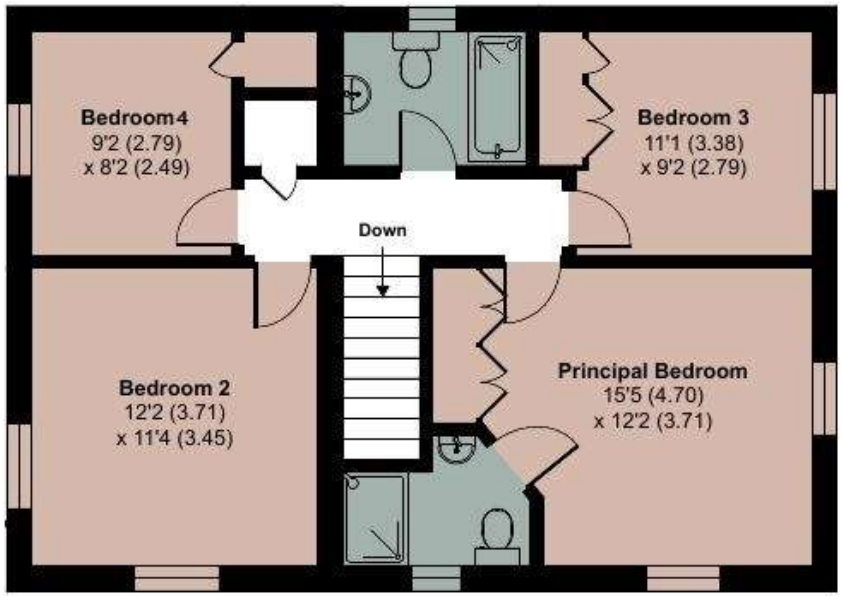
Outside and to the front, there is a path to the front door with lawned areas to each side with hedging and walled boundaries. To the rear, there is a paved patio area accessed from the kitchen/breakfast room French doors with steps down to a glazed pedestrian door into the tandem garage. The garden is laid to lawn and there is a gated entrance to the side of the property along with walled and fenced boundaries.



Total = 1584 sq ft / 147.1 sq m
Approximate Area = 1419 sq ft / 131.8 sq m
Garage = 165 sq ft / 15.3 sq m
For identification only - Not to scale



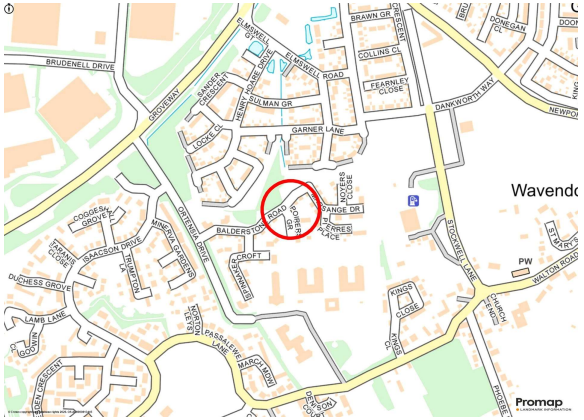
GROUND FLOOR



FIRST FLOOR

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

Wavendon is a North Buckinghamshire village south east of Milton Keynes. The championship courses at Woburn Golf Club on the Duke of Bedford's Estate are within 5 miles. Shopping, entertainment, doctors, and dentists' facilities are in nearby Woburn Sands. Local schools are St. Mary's C of E primary school and Glebe Farm School which is Ofsted rated as outstanding.

2 miles from M1 junction 13

7 miles from Milton Keynes station

32 minutes from Euston

Milton Keynes Office | 01908 399199

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