



Downham Road, Woburn Sands, MK17 8NQ

Price £500,000 - Freehold



This beautifully presented bay-fronted semi-detached home effortlessly blends timeless period character with stylish modern living. Thoughtfully extended and lovingly maintained, the property offers generous family accommodation throughout the downstairs, complemented by a stunning landscaped garden



Downham Road

Woburn Sands, MK17 8NQ



Downham Road is ideally located within walking distance of the High Street. Woburn Sands with the many facilities it has to offer adequately catering for the general day to day shopping requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, bowls club and garden centres close by and for the tennis enthusiast, the local tennis club.

Milton Keynes, less than a 15 minute drive and offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. The development is approximately 2 miles from Junction 13 of the M1 and A421 Bedford Bypass. Also just a short drive is the Historic Woburn Abbey & world renowned Woburn Golf courses.



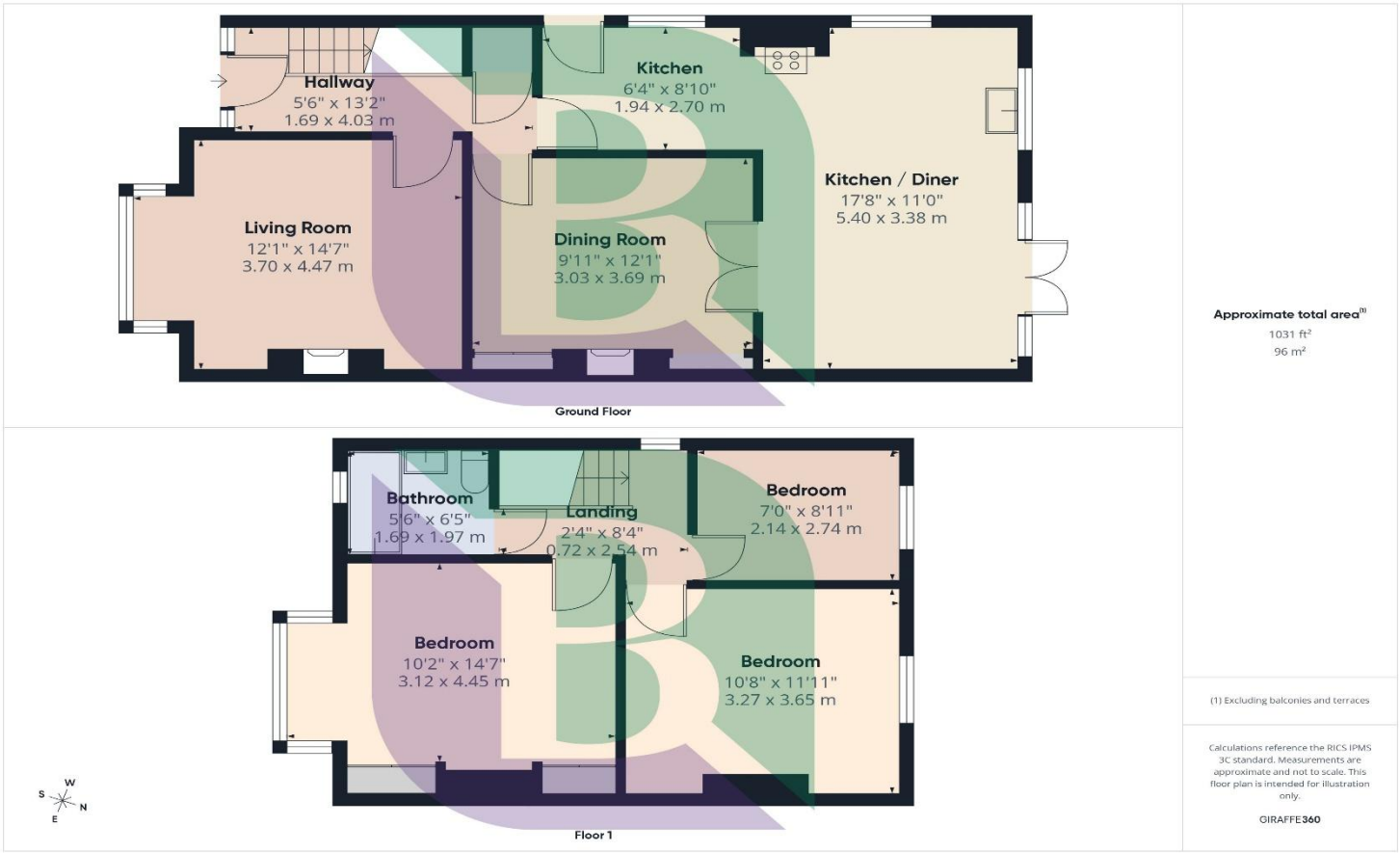
Stepping inside, the welcoming entrance hall immediately leads towards the lounge which sets the tone for the rest of the home, where original features sit comfortably alongside tasteful contemporary finishes. The elegant bay-fronted living room is filled with natural light and centres around an attractive feature fireplace, creating a warm and inviting space to relax. Across the hall, the separate dining room offers excellent versatility and expands on through to the extended kitchen and diner.

The home opens into an impressive kitchen and dining space that has clearly been designed with modern family life in mind. Beautifully fitted with bespoke cabinetry, solid wood worktops and a Rangemaster cooker, this spacious room offers ample space for everyday dining and entertaining alike. Patio doors open directly onto the raised terrace, allowing the inside and outside spaces to flow seamlessly together during the warmer months.

Upstairs, three well-appointed bedrooms provide comfortable accommodation for families, with the principal bedroom enjoying a charming bay window and fitted wardrobes. The remaining bedrooms are served by a beautifully refitted family bathroom, finished in a timeless style with quality fixtures and a contemporary rainfall shower.

Outside is where this home truly excels. The rear garden has been thoughtfully landscaped to create a wonderful outdoor retreat, beginning with an elevated terrace that's perfect for summer dining before leading down to an established lawn framed by mature trees, shrubs and colourful planting. Whether entertaining guests, enjoying family time or simply relaxing in peaceful surroundings, this is a garden to be enjoyed throughout the seasons. A useful powered storage shed further enhances the practicality of the space.

To the front and side, a private driveway provides valuable off-road parking, while the property's location places everything Woburn Sands has to offer within comfortable walking distance.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (93-100)		
B (81-92)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	58	81
EU Directive 2002/91/EC		

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

