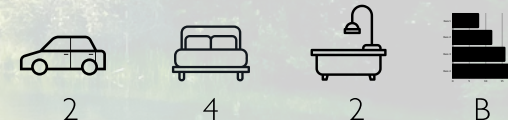


THOMAS CONNOLLY

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40 DRAYHORSE CRESCENT, WOBURN SANDS, MILTON KEYNES, MK17 8GU

For Sale | freehold | £585,000



Contact us:

Phone:

01908 77 44 22

Email

Sales@tcmk.co.uk

Address

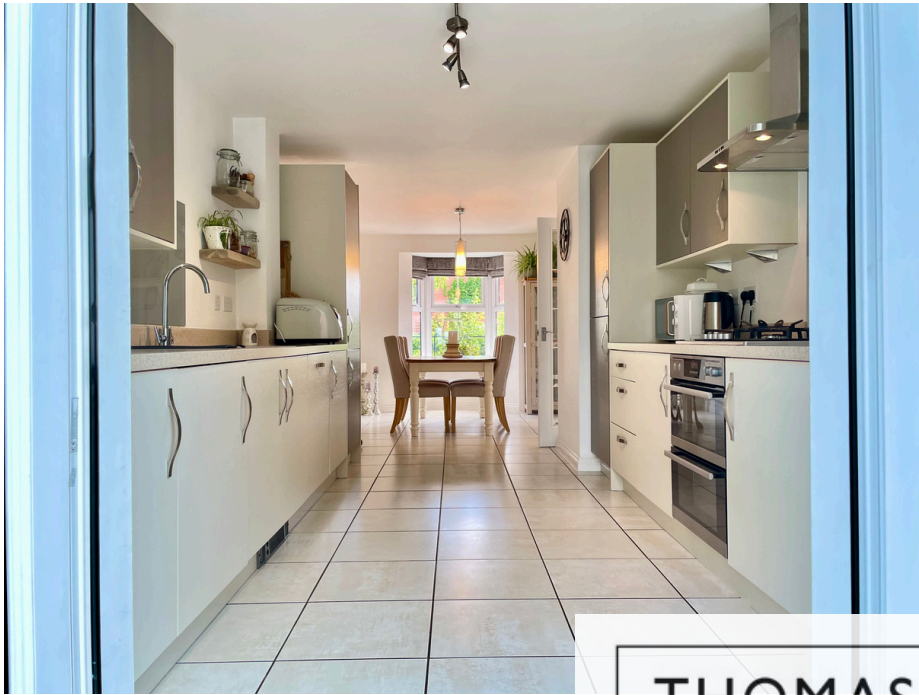
Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

Property Description

Thomas Connolly estate agents are delighted to offer for sale this well-presented four bedroom family home, ideally situated on Drayhorse Crescent in the highly sought-after area of Woburn Sands — enjoying a picturesque setting directly adjacent to a tranquil lake.

The ground floor accommodation comprises an entrance hall, cloakroom, a spacious sitting room with French doors opening into a full-width conservatory, and a generous kitchen/breakfast room also benefitting from French doors into the conservatory — creating an excellent flow of natural light and a seamless connection between indoor and outdoor spaces. To the first floor, the property offers four bedrooms, including a principal bedroom with en-suite shower room, and a well-appointed family bathroom serving the remaining bedrooms.





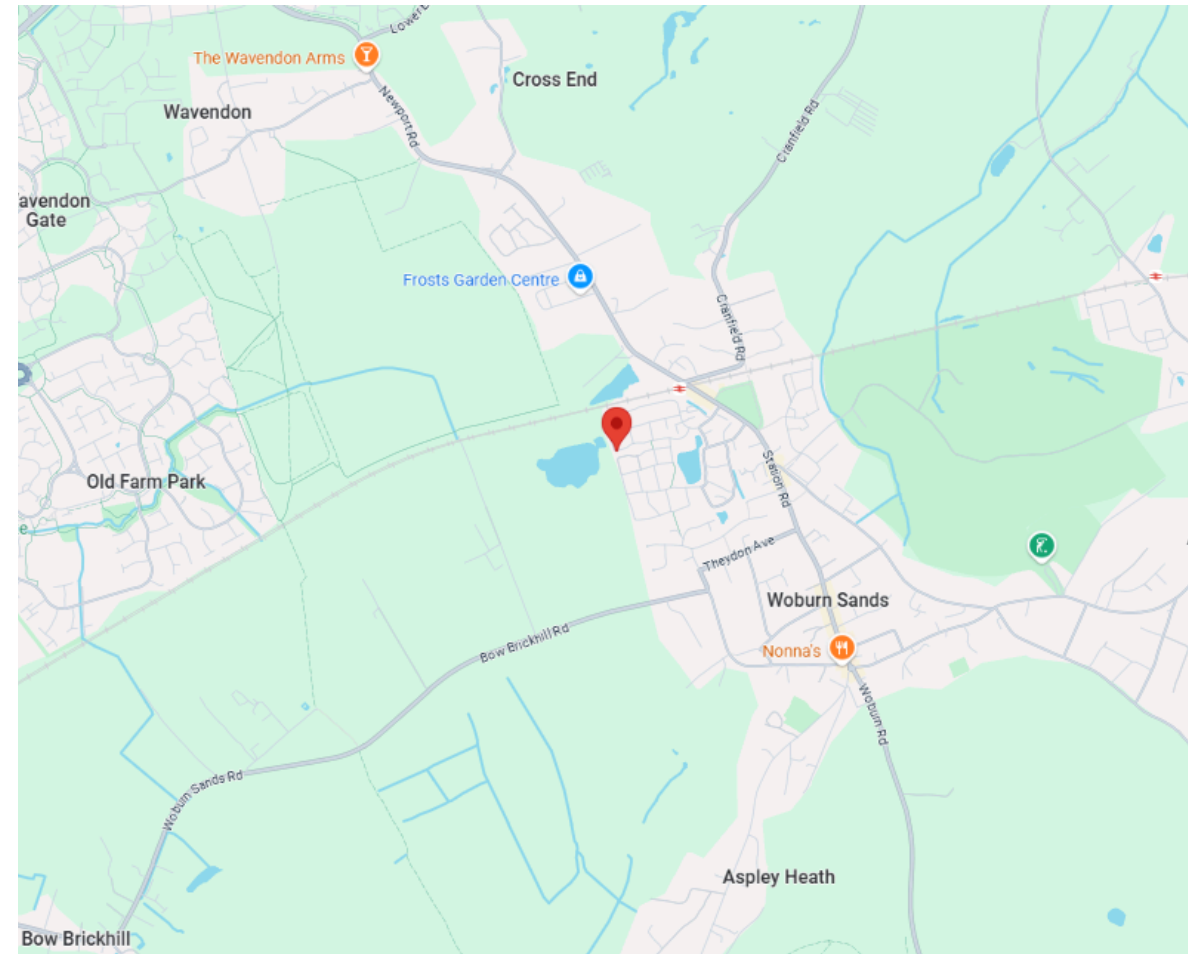
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40 Drayhorse Crescent, Woburn Sands, Milton Keynes, MK17 8GU

Location

Externally, the home enjoys a private rear garden ideal for entertaining or relaxing, with peaceful views towards the nearby lake. The property also benefits from driveway parking and a garage. Located in the ever-popular Woburn Sands area, this home provides convenient access to local shops, cafes, schooling and scenic walking routes, while remaining well-connected to Central Milton Keynes and major commuter links.



THOMAS CONNOLLY ESTATE AGENTS

Estate Agents | Letting Agents | New Homes | Property Management

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Room Descriptions:

ENTRANCE HALL

STUDY

9' 10" x 8' 4" (3.00m x 2.54m)

SITTING ROOM

12' 8" x 14' 2" (3.86m x 4.32m)

KITCHEN/DINING ROOM

9' 5" x 28' 4" (2.87m x 8.64m)

CLOAKROOM

CONSERVATORY

French doors from sitting room to conservatory

French doors from kitchen to conservatory

21' 4" x 7' 9" (6.50m x 2.36m)

FIRST FLOOR LANDING

FAMILY BATHROOM

6' 2" x 8' 6" (1.88m x 2.59m)

BEDROOM TWO

BUILT IN WARDROBE

11' 0" x 9' 1" (3.35m x 2.77m)

BEDROOM THREE

11' 0" x 7' 8" (3.35m x 2.34m)

MASTER BEDROOM

BUILT IN WARDROBE

11' 4" x 13' 4" (3.45m x 4.06m)

EN-SUITE TO MASTER

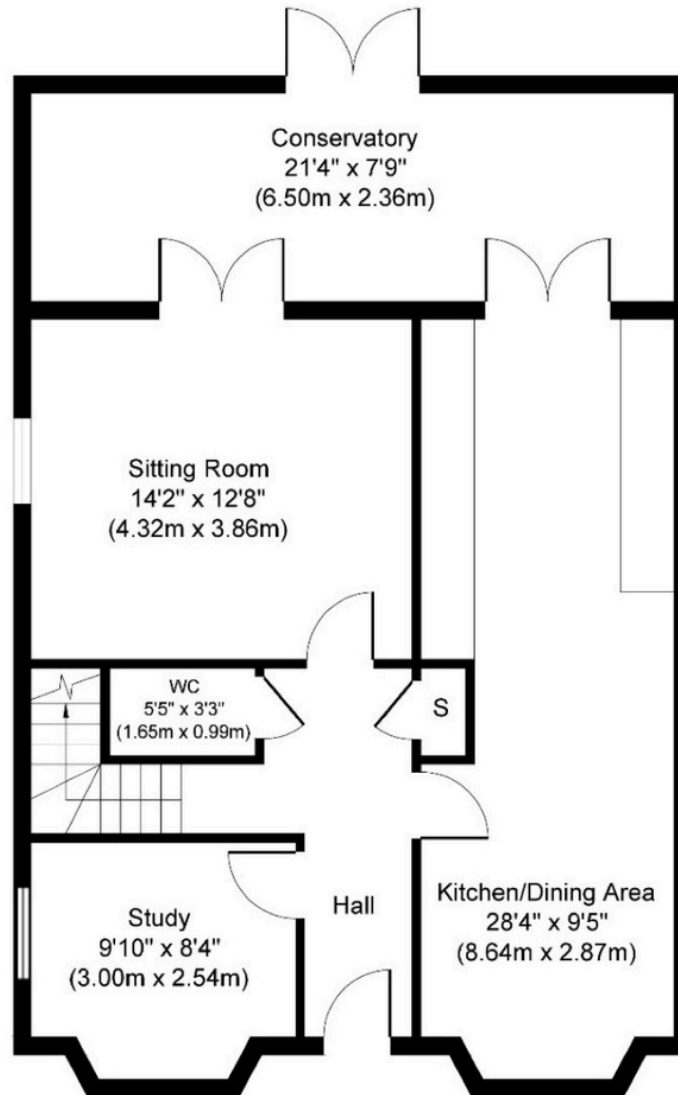
LANDSCAPED REAR GARDEN

SINGLE GARAGE & DRIVEWAY PARKING

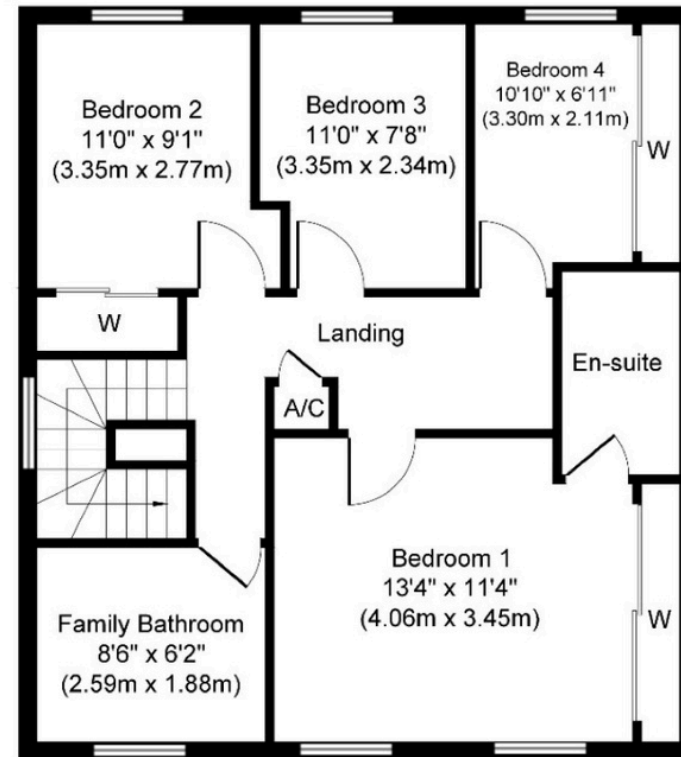


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Ground Floor



First Floor

Approx. Gross Internal Floor Area 1537 sq. ft / 142.75 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant.

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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