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**49 Elm Grove, Woburn Sands, Milton  
Keynes, Buckinghamshire, MK17 8QA**

**£350,000 Freehold**

- Two large bedrooms
- Refitted kitchen
- Walk in shower
- Chain Free
- Garage and a block paved driveway
- Desirable and Highly Sought-After Location
- Conservatory
- Downstairs cloakroom
- Rental Value- £1350-£1450pm
- EPC Rating



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A really good size two double bedroom semi detached house situated in the old town of Woburn Sands (originally built 3 bed). The property has been extended providing a great ground floor space which has an open plan flow. The lounge is located to the front of the property which opens up to the dining area with patio doors to the conservatory. The new kitchen has plenty of storage with white, wall and base units. Just off the kitchen is a downstairs cloakroom and door to the garage. To the rear is an enclosed garden with planting beds and borders, patio, decked and shingled areas. The front garden is blocked paved providing off road parking for three vehicles. Offered for sale with no above chain.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Council Tax Band D

EPC Rating D



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies.  
Plan produced using PlanItUp.

Woburn Sands has long been considered one of Milton Keynes most prestigious locations. This town has great amenities and within it's high street you will find a great variety of shops and boutiques. You will also find proper old fashioned village pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive. The Woburn Sands railway station offers rail links to Central Milton Keynes or Bedford Stations.