



## Wooburn Manor Park

Wooburn Green, Buckinghamshire

**TIM RUSS**  
& COMPANY



46 Wooburn Manor Park  
Wooburn Green  
Bucks  
HP10 0ES

- VERSATILE 4/5 BEDROOM LINK  
DETACHED HOME IN POPULAR PARK  
SIDE LOCATION
- IMMEDIATE POSSESSION AVAILABLE
- IMPRESSIVE KITCHEN/DINING/LIVING  
ROOM
- TWO GROUND FLOOR ENSUITES AND  
FAMILY BATHROOM
- ADAPTABLE LAY OUT

Offers over **£600,000** Freehold



## The Property

Number 46 Wooburn Manor Park is a four/five bedroom link detached home that offers versatile accommodation that is currently being refurbished.

The ground floor layout currently comprises: long entrance hall with cloakroom, two spacious bedrooms with en suite shower rooms and a living room open plan to a new kitchen with integrated appliances. The living room has French doors to the level garden. NB We think it likely potential buyers will use one of the downstairs bedrooms as a flexible reception room/bedroom as per their requirements.

On the first floor there are two further bedrooms, a study/bedroom five and the family bathroom.

There is gas central heating to radiators, double glazing, new laminate flooring and carpeting and the property will be decorated throughout.

## Outside

The attractive garden to the rear has been enclosed and landscaped to include a patio area and level lawn.

To the front there is a very generous shingle driveway providing off road parking for several

vehicles.

## Location

Wooburn Green is a sought-after village nestling in a picturesque valley between Beaconsfield and Bourne End with both offering train services to London. The village centre offers local shops for day to day needs with a few restaurants and public houses and a delightful central Green.

Wooburn Manor Park itself is so named after its setting adjacent to fabulous open parkland, the Warren Nature Reserve, the river Wye and surrounding countryside.

Excellent communication links are available nearby with access to the M40 either at Junction 2 (Beaconsfield) or Junction 3 (Loudwater). The M4 is also accessed close by. Schooling in the area is highly regarded being in the catchment area for St Paul's Primary School and, of course, the Buckinghamshire grammar system.

## Viewings

Strictly by appointment only on 01494 681122.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

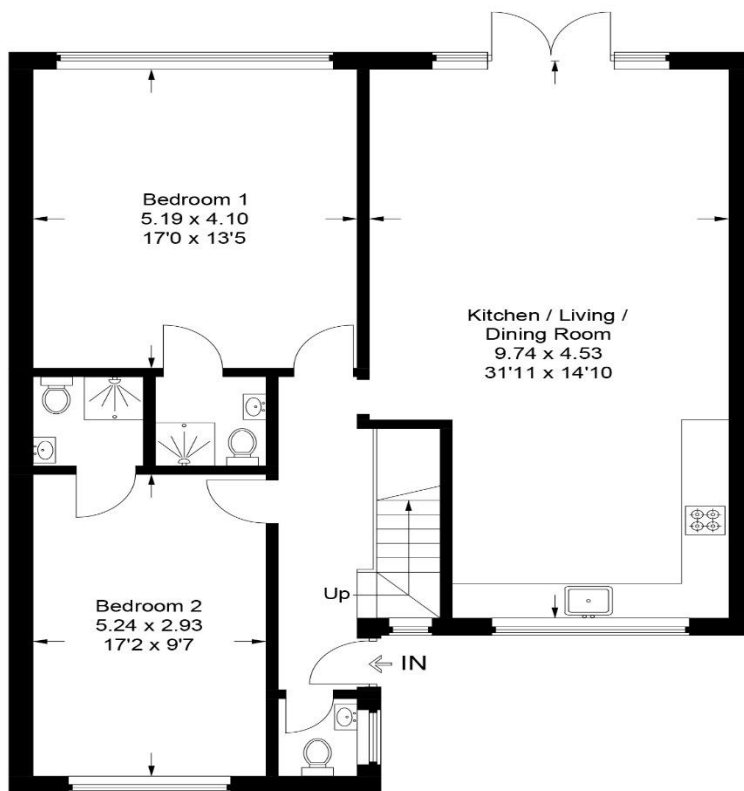
## EPC Rating C

## Council Tax Band E

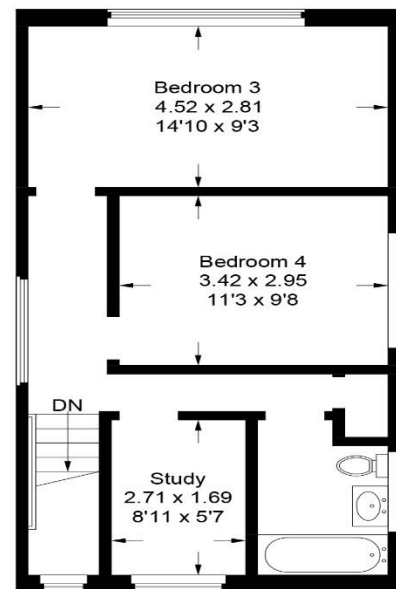
## Sat Nav : HP10 0ES

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**Ground Floor**



**First Floor**

**46 Wooburn Manor Park, Wooburn Green, HP10 0ES**

Approximate Gross Internal Area  
 Ground Floor = 95.7 sq m / 1,030 sq ft  
 First Floor = 43.5 sq m / 468 sq ft  
 Total = 139.2 sq m / 1,498 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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