



1a School Road, Wooburn Green - HP10 0HF

In Excess of £530,000

**TR** TIM RUSS  
& Company



## 1a School Road

Wooburn Green, High Wycombe

- Detached Home
- Integral Garage
- Study
- Ensuite Shower Room
- Downstairs W.C

Wooburn Green is a picturesque village and this property is under a 5 minute walk to the village green with a choice of coffee shops, delicatessens, convivence store, public houses and restaurants. A 5 minute walk the other direction will have you arriving at David Lloyd Gym with a state of the art Gymnasium, indoor and outdoor pools with a Spa and tennis courts plus much more. Then a short drive to junction 3 of the M40 with easy access into London.

# 1a School Road

Wooburn Green, High Wycombe

Detached home situated in a no through road in the village of Wooburn Green.

This modern detached house features 3 bedrooms, 2 bathrooms, a garage, and off-street parking, all in excellent condition.

On the ground floor, you'll find a welcoming entrance hallway with downstairs w.c, fully equipped kitchen, spacious lounge, conservatory, and a study with direct access to the integral garage.

Upstairs, the primary bedroom offers an ensuite shower room, alongside 2 additional double bedrooms and a family bathroom.

The exterior has a low-maintenance rear garden, side access, and convenient off-street parking.

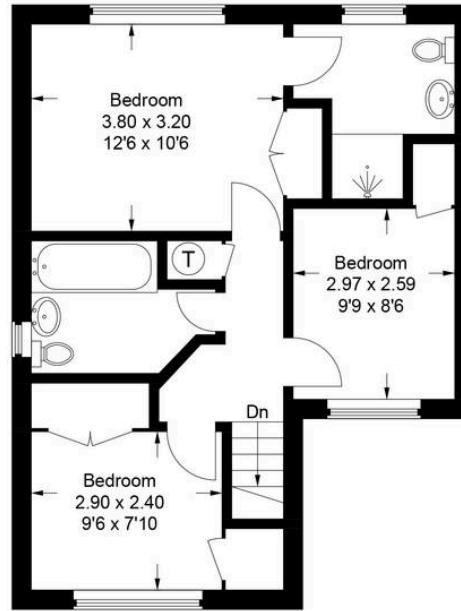
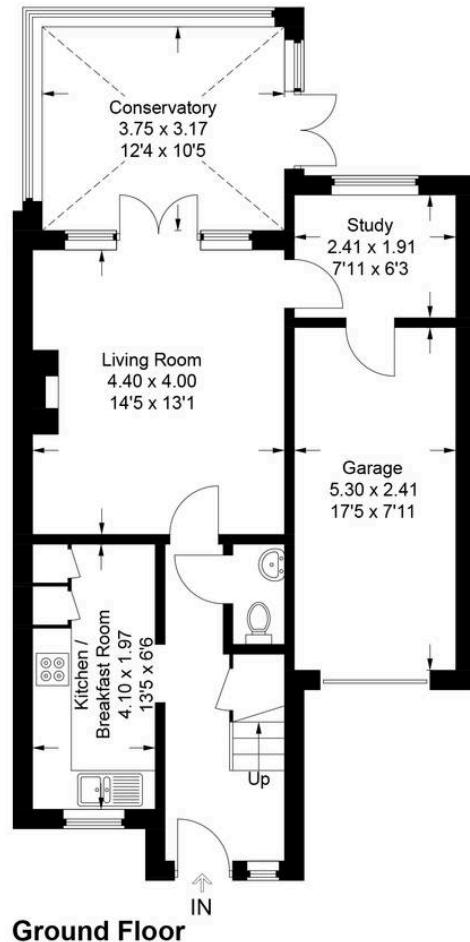
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## 1A School Road

Approximate Gross Internal Area

Ground Floor = 67.9 sq m / 731 sq ft

First Floor = 49.5 sq m / 533 sq ft

(Including Garage)

Total = 117.4 sq m / 1,264 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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# Tim Russ and Company

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