



50 Wooburn Manor Park, Wooburn Green - HP10 0ES
£650,000

 **TIM RUSS**
& Company



50 Wooburn Manor Park

Wooburn Green

- Four good size bedrooms
- No onward chain
- Recently fitted kitchen
- Bright and airy rooms
- Attractive garden
- Off-street parking
- Convenient location, close to shops and amenities

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, convenience 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.



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Wooburn Green

This modern linked detached home enjoys an enviable position and is flooded with natural light throughout, thanks to generous windows that enhance its airy feel. The versatile accommodation comprises four well-proportioned bedrooms, with one thoughtfully situated on the ground floor – perfect for guests or flexible living arrangements.

At the heart of the home, a spacious living and dining room provides an inviting space with sliding doors to the rear garden. The contemporary recently fitted kitchen offers excellent functionality for day-to-day family life.

Outside, delightful rear and side gardens create a tranquil outdoor space to enjoy. Practical features include a single garage, with the added bonus of scope to extend the property, subject to obtaining the necessary planning consents.

The location is particularly appealing, being within easy reach of local amenities and the picturesque village green of this highly desirable area.

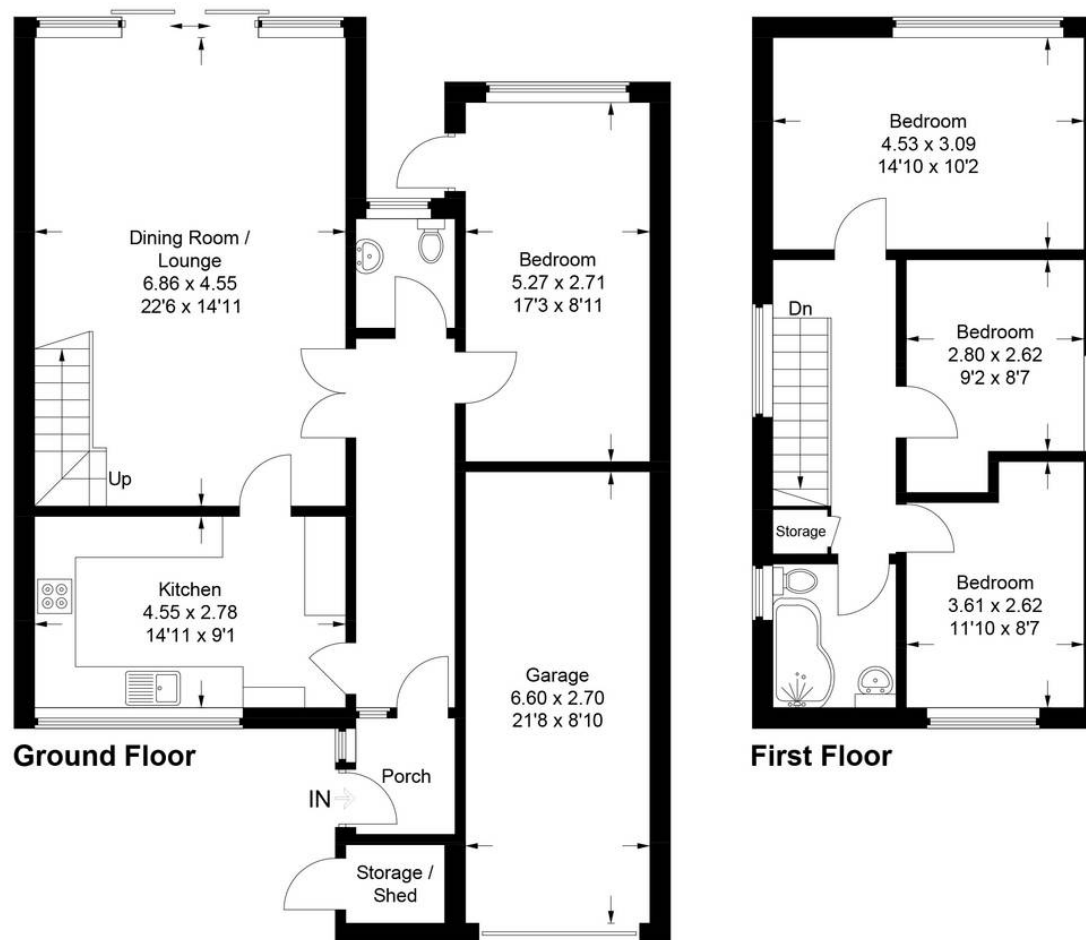
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 74.0 sq m / 796 sq ft
 First Floor = 44.6 sq m / 480 sq ft
 Storage / Shed & Garage = 19.5 sq m / 210 sq ft
 Total = 138.1 sq m / 1,486 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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