



Estate Agents
Hurst

5 Stokesley Rise, Wooburn Green, Buckinghamshire, HP10 0SS

£400,000

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Sitting at the end of this quiet cul-de-sac is this well looked after, two bedroom semi-detached house located in the highly sought after village of Wooburn Green. The property is well presented and comes with a stunning rear garden which benefits from a newly laid patio which is perfect for entertaining, as well as being great for those that commute to London with Junction 3 of the M40 just a few minutes drive of the house and Wycombe and Beaconsfield train stations both within easy reach. The accommodation includes; Entrance hall, fitted kitchen, lounge, two bedrooms and bathroom. The property also benefits from; gas central heating, double glazing, built in wardrobes, garage with access from rear garden, driveway parking for two vehicles and enclosed rear garden that is larger than average due to being at the end of the run of houses and providing more of a corner plot feel. The property is beautifully presented and would make an excellent first time purchase especially for those looking to commute to London, or a buy to let investment with a rough rental figure of £1450-£1500 PCM. There is also the potential to convert the garage if you required more downstairs accommodation, obviously subject to obtaining the relevant planning permission, an internal viewing is highly recommended.



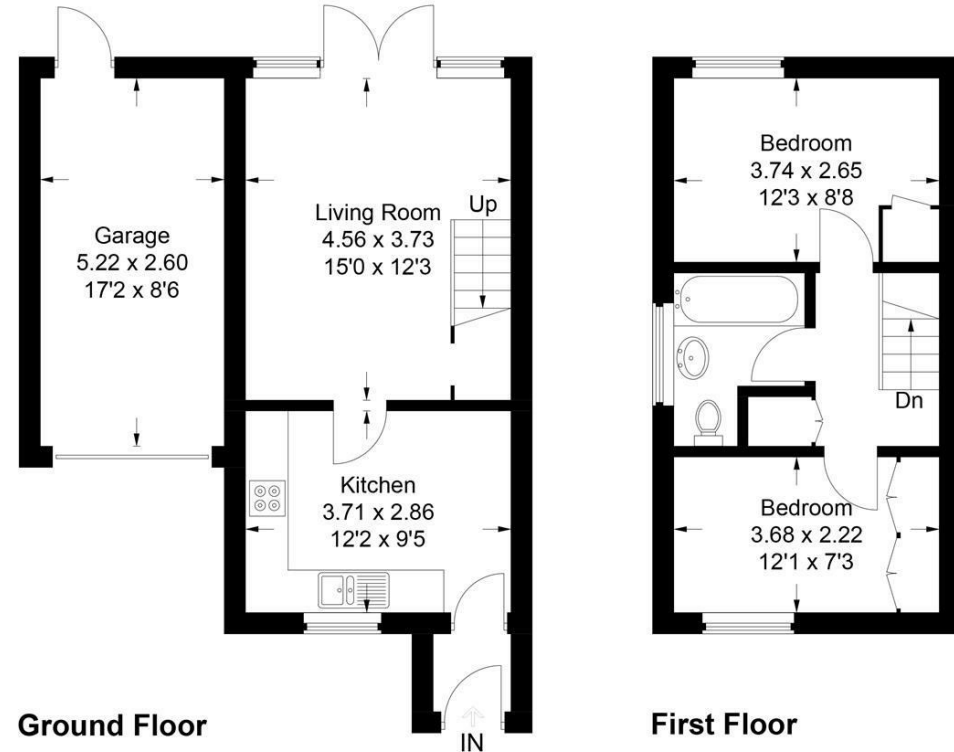
TWO DOUBLE BEDROOMS
GARAGE & DRIVEWAY PARKING
QUIET CUL-DE-SAC LOCATION
GAS CENTRAL HEATING
LOVELY & ENCLOSED REAR GARDEN
INTERNAL VIEWING ADVISED
SOUGHT AFTER VILLAGE
CLOSE TO JUNCTION 3 OF M40
WALKING DISTANCE OF VILLAGE CENTRE
DOUBLE GLAZED THROUGHOUT







Approximate Gross Internal Area
 Ground Floor = 30.2 sq m / 325 sq ft
 First Floor = 28.3 sq m / 305 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 72.1 sq m / 776 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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