



**65 STRATFORD DRIVE, WOOBURN GREEN
OFFERS IN EXCESS OF £450,000 FREEHOLD**

am ANDREW
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**65 STRATFORD DRIVE
WOOBURN GREEN
BUCKS HP10 0QQ**

OIEO £450,000 FREEHOLD

A spacious end of terrace house situated in a popular development within close proximity of the sought after St Paul's C of E Primary School.

**ENCLOSED REAR GARDEN:
THREE BEDROOMS:
REFITTED BATHROOM:
ENTRANCE HALL: LIVING ROOM:
DINING ROOM: SITTING ROOM: KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
OFF STREET PARKING TO FRONT:
GARAGE WITH PARKING TO REAR.
SCOPE FOR FURTHER EXTENSION
SUBJECT TO PLANNING.**

TO BE SOLD: this well presented extended three bedroom property is situated on a popular development and benefits from such features as off street parking to the front with garage and parking space to the rear, views over open countryside from several aspects and potential for further enlargement, subject to the usual consents. The property is situated between both Bourne End and Wooburn Green village centres which have shops for day to day needs, doctor's surgery, post office and schooling in the area is highly regarded. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield). There are railway stations in nearby Bourne End serving London Paddington, via Maidenhead, which will ultimately connect to Crossrail and also in Beaconsfield serving London Marylebone. The accommodation comprises:

Upvc front door to: **ENTRANCE HALL** stairs to First Floor Landing with storage under, double glazed window to front.



LIVING ROOM television aerial point, double glazed window to front, radiators.

DINING ROOM radiator and double doors opening to:



SITTING ROOM double glazed windows to rear and side, radiator, double glazed door to rear garden.



KITCHEN fitted with a range of wall and base units, space for fridge freezer, gas hob, electric oven, space and plumbing for washing machine, radiator, stainless steel sink and drainer, window to side.

FIRST FLOOR

LANDING double glazed window to side, cupboard housing gas central heating boiler, access into loft storage.



BATHROOM refitted suite comprising panel bath with mixer taps and wall mounted dual head shower unit, vanity unit with sink over and storage under, low level w.c. with enclosed cistern, heated towel rail, double glazed frosted window, fully tiled walls and tiled floor.



BEDROOM ONE double glazed window to front, wall of fitted wardrobes, radiator, fitted desk unit with storage under.



BEDROOM TWO double glazed window to rear, radiator, fitted wardrobes.

BEDROOM THREE double glazed window to front, built in single bed.

OUTSIDE

TO THE FRONT is a shingle driveway providing off street parking for one car with mature shrub borders and beds and an area laid to lawn.



TO THE REAR is an enclosed landscaped garden with areas laid to chippings and gravel, mature shrub borders and beds, an area of timber decking with gated rear access.

GARAGE in nearby block with metal up and over door, space for parking in front

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EPC BAND: D

COUNCIL TAX BAND: E

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue to the next roundabout turning left in the direction of Wooburn Green. Take the next turning into Stratford Drive, follow the road along and follow it round where the subject property will be found on the left hand side.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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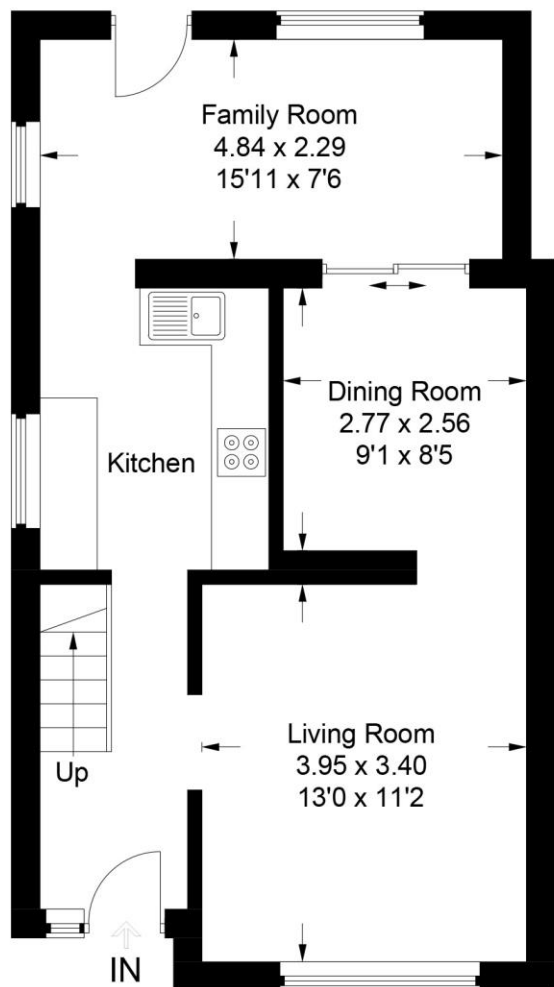
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

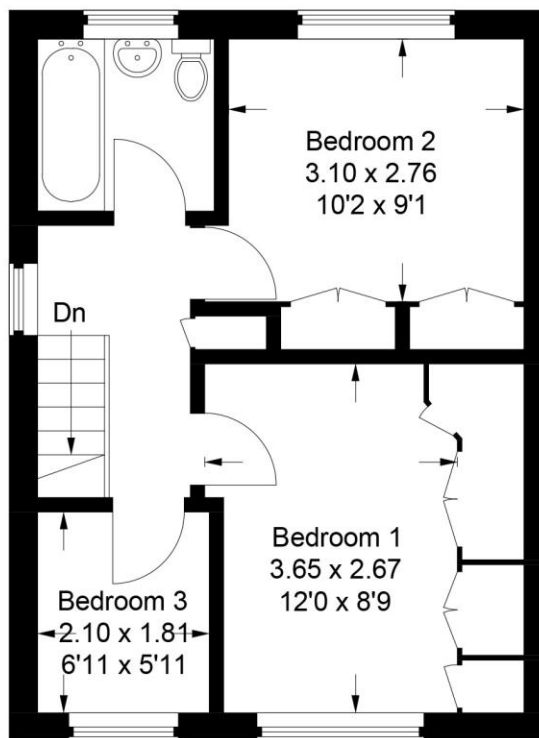
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



Approximate Gross Internal Area = 88 sq m / 947 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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.