



**4 WYCOMBE LANE, WOOBURN GREEN**  
**PRICE: £575,000 FREEHOLD**

**am** ANDREW  
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**4 WYCOMBE LANE  
WOOBURN GREEN  
BUCKS HP10 0HE**

**PRICE: £575,000 FREEHOLD**

This attractive old stock brick end of terrace town house set just off Wooburn village green.

**ENTRANCE HALL:**

**LIVING ROOM: KITCHEN/DINING ROOM:  
STUDY: GROUND FLOOR SHOWER ROOM:  
FOUR BEDROOMS – TWO WITH ENSUITE  
SHOWER/BATH FACILITIES:  
FURTHER SHOWER ROOM:  
PRIVATE REAR GARDEN:  
PLANNING CONSENT FOR SINGLE STOREY  
EXTENSION: OFF STREET PARKING FOR  
SEVERAL CARS: SITUATED JUST OFF  
WOOBURN VILLAGE GREEN:  
NO ONWARD CHAIN.**

**TO BE SOLD:** this four bedroom end of terrace home offers spacious and well-proportioned accommodation spread over three floors and also has planning consent for a single storey extension to the rear. The property is situated in Wooburn Green village centre which has shops for day to day needs, doctor's surgery and 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 the Elizabeth Line via Maidenhead also in Beaconsfield serving London Marylebone. The accommodation comprises:

Upvc front door to **ENTRANCE HALL** radiator, ceramic tiled floor, cupboard housing meters, stairs to First Floor Landing.



**LIVING ROOM** double glazed window to front, radiator, coved ceiling, television aerial point.



**KITCHEN/DINING ROOM** comprising a range of base Shaker style units with Stone feel laminate work surfaces over, gas hob and electric oven with cooker hood over, stainless steel double sink and drainer, space for American fridge freezer, coved ceiling, radiator, space and plumbing for washing machine, double glazed doors opening onto rear garden and further radiator, exposed brick wall, stone tiled flooring.

**STUDY/BEDROOM** double glazed window to side, coved ceiling, radiator, newly fitted carpet, door through to;

**REAR LOBBY** double glazed Upvc door into rear garden, coved ceiling.

**GROUND FLOOR SHOWER ROOM** comprising enclosed shower cubicle with fully tiled surround and wall mounted shower unit, double glazed frosted window, low level w.c., pedestal basin, heated towel rail, coved ceiling and tiled floor.

**FIRST FLOOR**

**LANDING** with radiator, stairs to Second Floor Landing, exposed brick wall, coved ceiling.



**BEDROOM ONE** double glazed window to front, radiator, coved ceiling, door to;



**ENSUITE BATHROOM** fitted suite comprising panel bath with mixer tap and shower attachment, low level w.c., pedestal basin, part tiled walls, Travertine tiled floor, heated towel rail, double glazed frosted window and coved ceiling.

**BEDROOM THREE** double glazed window to rear, radiator, fitted wardrobes and coved ceiling.

**BEDROOM FOUR** double glazed window to rear, radiator and coved ceiling.



**SHOWER ROOM** suite comprising enclosed shower tray with fully tiled surround and wall mounted shower unit, double glazed frosted window, low level w.c., pedestal basin, heated towel rail, coved ceiling and tiled floor.

## SECOND FLOOR

**LANDING** roof light, access into eaves storage.



**BEDROOM TWO** double glazed roof lights, electric heater, further eaves storage.

**ENSUITE SHOWER ROOM** enclosed shower cubicle with fully tiled surround and wall mounted shower unit, pedestal basin, low level w.c., heated towel rail, double glazed frosted roof light.

## OUTSIDE

**TO THE FRONT** is a gravel driveway providing off street parking for several cars.



**TO THE REAR** is a private courtyard garden mostly laid to lawn with an area of patio with wall and fence panel surround and mature shrub borders.

**Ref: BOU130**

**EPC BAND: D**

**COUNCIL TAX BAND: E**

**VIEWING:** Please arrange a visit by contacting us on 01628 522 666 or [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk)

**DIRECTIONS:** from Wooburn village green proceed along Wycombe Lane where the subject property will be found after a short distance on the right hand side.

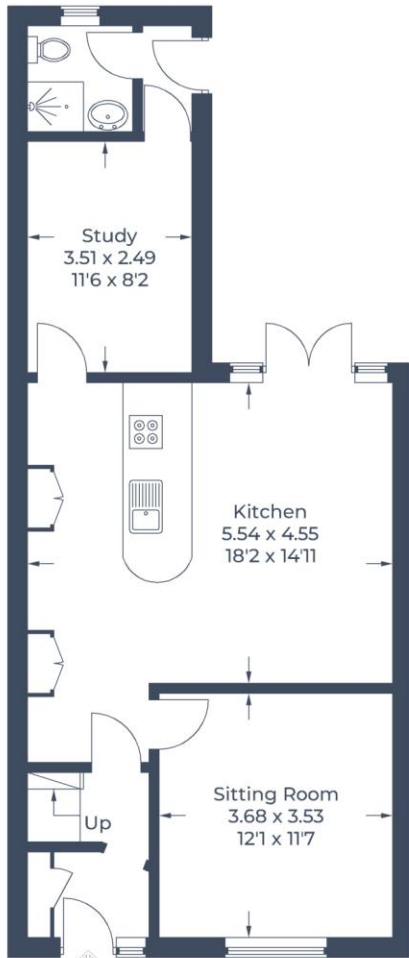
## MONEY LAUNDERING REGULATIONS:

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.

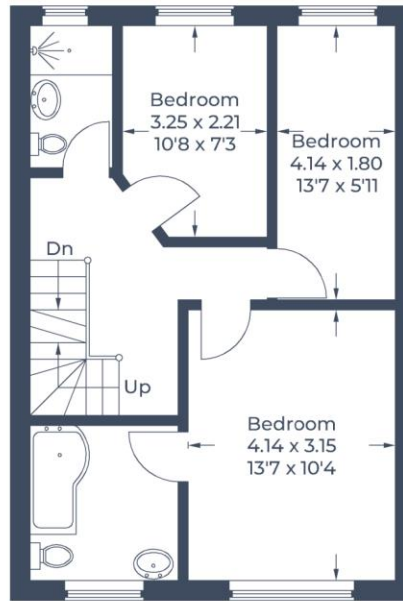
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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  
 Ground Floor = 60.6 sq m / 652 sq ft  
 First Floor = 46.6 sq m / 501 sq ft  
 Second Floor = 22.5 sq m / 242 sq ft  
 Total = 129.7 sq m / 1,395 sq ft

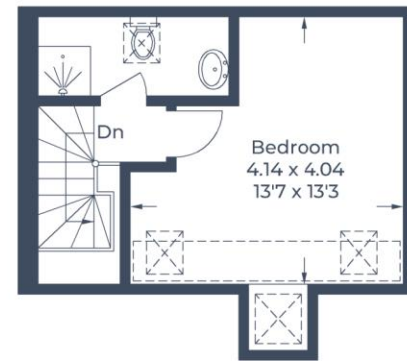


**Ground Floor**



**Second Floor**

 = Reduced headroom below 1.5m / 5'0



**Third Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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