



46 WOOBURN MANOR PARK, WOOBURN GREEN
PRICE: Offers over £600,000 FREEHOLD

am ANDREW
MILSOM

**46 WOOBURN MANOR PARK
WOOBURN GREEN
BUCKS HP10 0HE**

PRICE: Offers over £600,000 FREEHOLD

A recently refurbished four bedroom link detached home in popular setting a stroll from Wooburn Manor Park and the Village Green.

ENTRANCE HALL:

CLOAKROOM: KITCHEN/DINING/LIVING ROOM:

**TWO LARGE BEDROOMS WITH EN SUITE
SHOWER ROOMS: TWO FIRST FLOOR
BEDROOMS: STUDY/BEDROOM 5: FAMILY
BATHROOM: UTILITY CUPBOARD:
UPDATED FITTINGS & NEW FLOOR
COVERINGS INCLUDING WOOD EFFECT
LAMINATE FLOORING & NEW CARPETS TO
FIRST FLOOR : GAS CENTRAL HEATING TO
RADIATORS: LANDSCAPED REAR GARDEN:
LARGE DRIVEWAY: EXCELLENT SCHOOL
CATCHMENT: NO ONWARD CHAIN.**

TO BE SOLD: This adaptable and recently updated four bedroom link detached family home has been reconfigured including a garage conversion to offer well-proportioned accommodation. The property is situated close to 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:

Replacement front door to **ENTRANCE HALL** stairs to First Floor Landing.

CLOAKROOM with new suite



KITCHEN/DINING/LIVING ROOM an impressive large front to back living space with newly fitted units, worktops with sink unit, integrated electric oven, gas hob (extractor above) and dishwasher in the kitchen area where there is also a wall mounted gas fired boiler. Double doors lead to the garden from the dining/living area.

BEDROOM ONE a spacious double bedroom/reception room with aspect to rear over the garden, door to



EN SUITE SHOWER ROOM with shower cubicle, wash hand basin and low level wc.

BEDROOM TWO another spacious double bedroom/reception room with aspect to front (converted from the original integral garage), door to



EN SUITE SHOWER ROOM with shower cubicle, wash hand basin, low level wc.

FIRST FLOOR

LANDING with aspect to side. Laundry cupboard with space and plumbing for washing machine



BEDROOM THREE with aspect to rear.

BEDROOM FOUR with aspect to side

STUDY with aspect to front

BATHROOM fitted with brand new white suite with shower and screen over bath, wash hand basin, low level wc, heated towel rail, laminate flooring.



OUTSIDE

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



TO THE REAR is an enclosed southerly facing rear garden that is level and lawned with paved patio and path leading to rear access gate.



Ref: BOU 175

EPC BAND: C

COUNCIL TAX BAND: E

VIEWING: Please arrange a visit by contacting us on **01628 522 666** or 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.

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Approximate Gross Internal Area
 Ground Floor = 95.7 sq m / 1,030 sq ft
 First Floor = 43.5 sq m / 468 sq ft
 Total = 139.2 sq m / 1,498 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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