



**22 ORCHARD DRIVE, WOOBURN GREEN**  
**PRICE: £430,000 FREEHOLD**

**am** ANDREW  
MILSOM



**22 ORCHARD DRIVE  
WOOBURN GREEN  
BUCKS HP10 OQN**

**PRICE: £430,000 FREEHOLD**

Aa attractive two bedroom modern terraced home with lovely views and garage enjoying a delightful setting between both Bourne End and Wooburn Green village centres.

**PRIVATE WEST FACING GARDEN  
TWO BEDROOMS: MODERN BATHROOM  
LIVING ROOM: KITCHEN/BREAKFAST  
ROOM OPENING TO GARDEN  
DOUBLE GLAZING  
GAS CENTRAL HEATING TO RADIATORS:  
GARAGE & PARKING  
BACKS ONTO PLAYING FIELDS  
DELIGHTFUL LANDSCAPE VIEWS**

**TO BE SOLD:** An impressive two bedroom terraced modern home in peaceful setting conveniently located between Bourne End and Wooburn Green which both have 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 London Paddington, via Maidenhead, which will ultimately connect to Crossrail and also in Beaconsfield serving London Marylebone.

Accommodation comprises in greater detail:

Front door to

**LIVING ROOM** with aspect to front, stairs to first floor, door to kitchen/breakfast room



**KITCHEN/BREAKFAST ROOM** fitted with a matching range of wood trimmed floor units with plenty of work surface over, inset electric hob with extractor fan over and oven under, sink unit, space for fridge freezer, space & plumbing for washing machine, gas boiler, door to garden.



## **FIRST FLOOR**

**LANDING** with access to loft space.

**BEDROOM ONE** a double room with superb view over playing fields to countryside beyond.



**BEDROOM TWO** with aspect to front



**BATHROOM** well equipped with modern tiled suite comprising panelled bath with mixer tap & shower attachment, wash hand basin, low level wc,



## OUTSIDE

**TO THE FRONT** is an area of open lawn with pathway to front door.



**REAR GARDEN** which is north west facing and laid to level lawn with patio and with gated rear access and enclosure by a mix of panelled fencing and hedgerow.



**GARAGE** (with light, power & storage loft) can be found to the right hand side of the terrace and is the second in a block of 4 garages with parking in front.



**Ref: BOU 133**

**EPC BAND: D COUNCIL TAX BAND D**

**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Bourne End office proceed along the Cores End Road turning left at the roundabout in the direction of Wooburn Green. Turn first left into Stratford Drive and immediately right into Orchard Drive where number 22 will be found in the second close on the left..

**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.

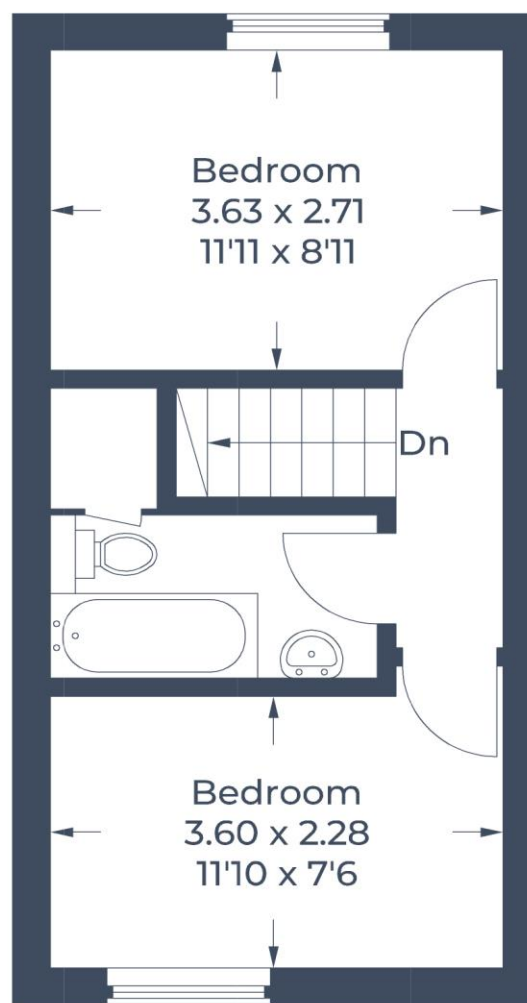
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



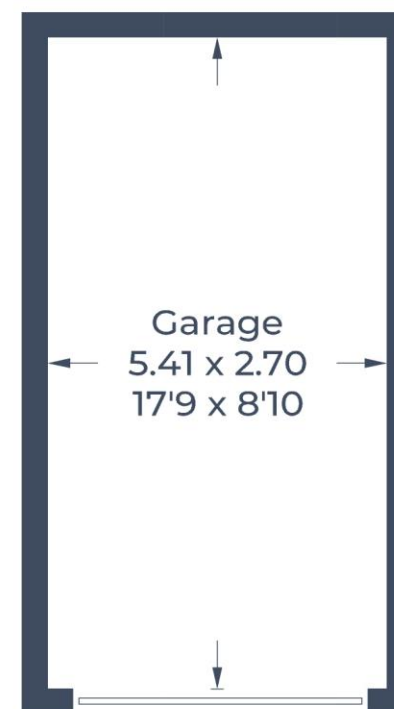
Approximate Gross Internal Area = 69.2 sq m / 745 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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

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