



4 RUSHBURN, WOOBURN GREEN
PRICE: £455,950 FREEHOLD

am ANDREW
MILSOM

**4 RUSHBURN
WOOBURN GREEN
BUCKS
HP10 0BT**

PRICE: £455,950 FREEHOLD

A spacious three bedroom centre of terrace home requiring some updating in popular village with picturesque central Green

**LEVEL SOUTH FACING GARDEN
THREE BEDROOMS: BATHROOM
ENTRANCE LOBBY: HALL WITH STAIRCASE &
CLOAKROOM: KITCHEN/BREAKFAST ROOM
LIVING ROOM WITH ACCESS TO GARDEN:
GAS CENTRAL HEATING TO RADIATORS TO
GROUND FLOOR
DOUBLE GLAZING: IN NEED OF SOME UPDATING
GARAGE APPROACHED FROM REAR**

TO BE SOLD This three bedroom middle of terrace home is well positioned within walking distance of the village centre and enjoys a spacious design with large sitting room on the back and a good-sized kitchen/breakfast room on the front. There is a downstairs cloakroom. Upstairs there are three bedrooms including two spacious doubles with wardrobe cupboards and a good sized third single bedroom. There is a family bathroom. The property is double glazed and features gas central heating to radiators on the ground floor. The picturesque village of Wooburn Green is within walking distance with its shopping facilities for day to day needs, a choice of local pubs and local primary school. For the commuter access to London can be gained via the nearby M40 motorway or by rail from Beaconsfield railway station on the Chiltern line to London Marylebone.

The accommodation comprises:

Replacement door to:

ENTRANCE LOBBY door to cloakroom and hall.

CLOAKROOM with low level wc, wash hand basin with cupboards below, window.

HALLWAY with stairs to first floor, understairs cupboard.

KITCHEN/BREAKFAST ROOM Fitted with a range of wood fronted base & eye level units with ample laminate work tops which incorporate a gas hob with extractor over and built-in electric double oven, stainless steel sink unit, integrated dishwasher, space and plumbing for washing machine, space for low level fridge/freezer and tumble dryer, concealed wall mounted gas fired boiler, window to front.



LIVING ROOM with two windows to rear, door to sheltered garden terrace.



FIRST FLOOR

LANDING with airing cupboard, access to loft space.

BEDROOM ONE with a full range of built in wardrobe cupboards and over bed storage, aspect to front.



BEDROOM TWO with double wardrobe cupboard, aspect to rear with far reaching aspect towards fields..



BEDROOM THREE with aspect to rear and view,

BATHROOM fitted with white suite of bath with mixer tap & shower attachment/screen, pedestal wash hand basin, low level wc.



OUTSIDE

To the **FRONT** there are steps down to a low maintenance style shingle area, with beds & hedging.

The **REAR GARDEN** is laid to level lawn with good sized covered patio area with pergola. A path leads to the rear where there is a gate giving access to the **GARAGE**.



EPC Rating C Council Tax Band D

Ref BOU 237

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 and furnishings.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

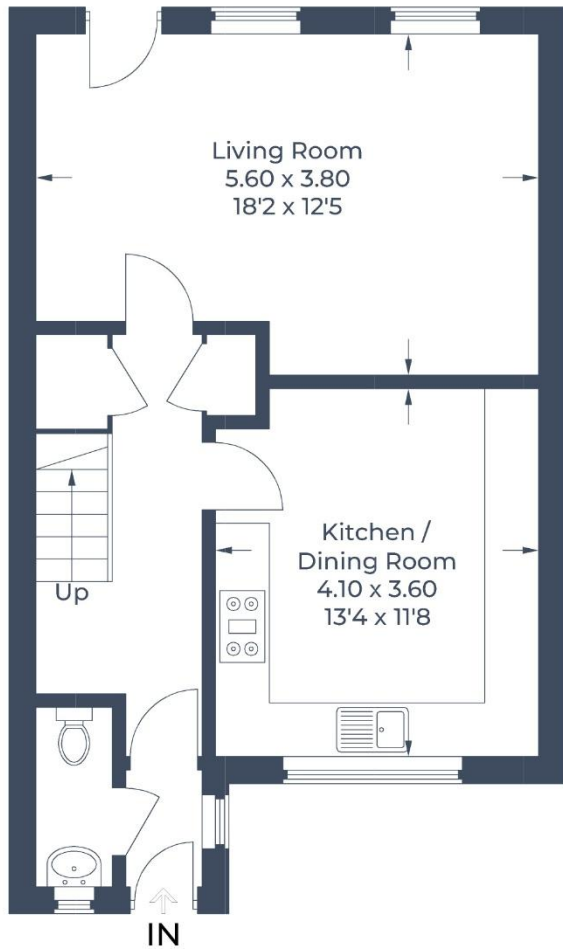
DIRECTIONS From our Bourne End office in The Parade turn right and at the mini roundabout turn left

into Cores End Road. Continue to the next roundabout turning left in the direction of Wooburn Green. On reaching the green at Wooburn Green turn right towards Beaconsfield and ascend the hill turning first right into Northcroft and then right again into Rushburn where number 4 will be found on the right hand side.

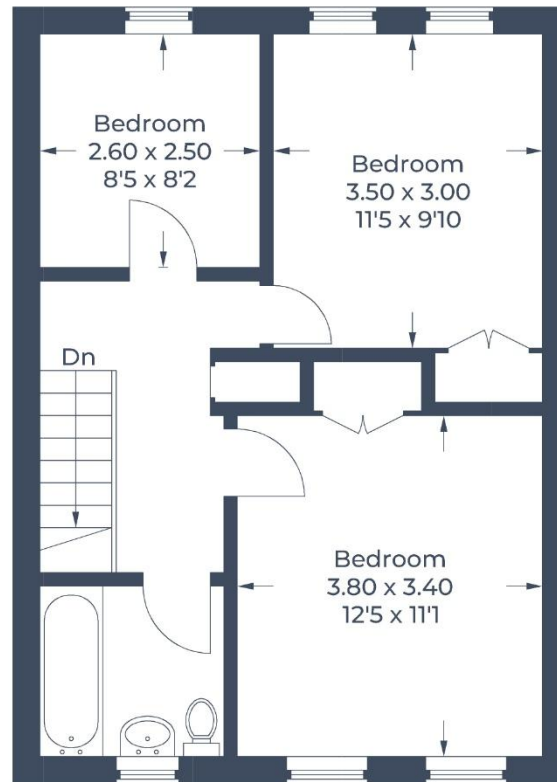
VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

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

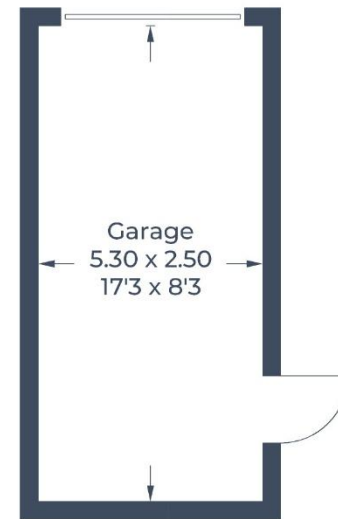
Approximate Gross Internal Area
93.0 sq m / 1,001 sq ft



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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