

Private Road - Wooburn Moor

Offers in region of £800,000- Freehold



Rarely Available - A substantial & beautifully presented detached chalet-style family home situated in an elevated position on a private cul-de-sac close to open countryside and benefitting from far reaching views. With extensive accommodation set out over two floors, the property boasts 3 double bedrooms with an en-suite to the master, 3 reception rooms, a second bathroom, integral garage with electric door and a private mature rear garden in excess of 150 feet. Further benefits include a fully heated & powered timber-built summerhouse/home office, a driveway for 3 cars, gas central heating, double glazing and the potential to extend the property further to the rear... Please call early to avoid disappointment..

**Private Road
Far Reaching Views
3 Double Bedrooms**

**Character Property
Beautiful Large Garden
3 Reception Rooms**

Clematis Cottage/9, Whitehouse Close, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0NU



These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
Plan produced using PlanUp.

Accommodation Comprises:

Entrance Hall:

Wooden flooring, radiator, leaded light double glazed window to front aspect, coving, dog-leg staircase to first floor.

Living Room: 18' 1" x 10' 4" (5.52m x 3.16m)

Leaded light double glazed windows to rear aspect, radiator, brick built working fireplace with tiled hearth, television point, coving

Dining Room: 12' 4" x 9' 1" (3.77m x 2.78m)

Leaded light double glazed window to front aspect, radiator, wooden flooring, coving

Snug: 9' 3" x 9' 2" (2.81m x 2.79m)

Dual aspect with leaded light double glazed windows to rear & side aspect, radiator, wooden flooring, coving, glazed door to garden

Kitchen: 21' 10" x 9' 6" (maximum) (6.65m x 2.90m)

Range of base and eye level units, double sink drainer unit with mixer tap, fitted oven and 5 ring hob, space for fridge/freezer, washing machine & dishwasher, 2 x velux skylight windows, 2 x double glazed windows to side aspect, door to garden, radiator, coving.

Ground Floor Bathroom:

Panel enclosed bath with wall mounted shower and screen, leaded light double glazed window to side aspect, concealed cistern WC, Couples hand basins, part tiled walls and tiled floor, heated towel rail, Underfloor heating.

First Floor Landing:

Double glazed window to side aspect

Master Bedroom: 13' 10" x 14' 11" (4.21m x 4.55m)

Dual aspect with far reaching views to the side and rear, radiator, coving, radiator, wooden flooring, built in triple wardrobe along with further cupboard.

Bedroom 2: 13' 11" x 10' 4" (4.25m x 3.16m)

Leaded light double glazed windows to rear with views, radiator, coving, wooden flooring, tv point

En-Suite:

Recessed shower unit, low level WC, wash hand basin, leaded light double glazed window to front aspect, part tiled walls, heated towel rail, underfloor heating.

Bedroom 3: 9' 11" x 9' 5" (3.02m x 2.87m)

Leaded light double glazed window to front aspect, under eaves storage cupboard, radiator, coving, 2 built-in wardrobes, wooden flooring.

Garage: 16' 6" x 9' 8" (5.03m x 2.94m)

Light, power, remote control electric garage door. Gravelled Driveway for 3 cars

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

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PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
01628 527766**