

CRENDON HOUSE

Est. 1971

Wooburn Green - Rarely Available
£565,000- Freehold

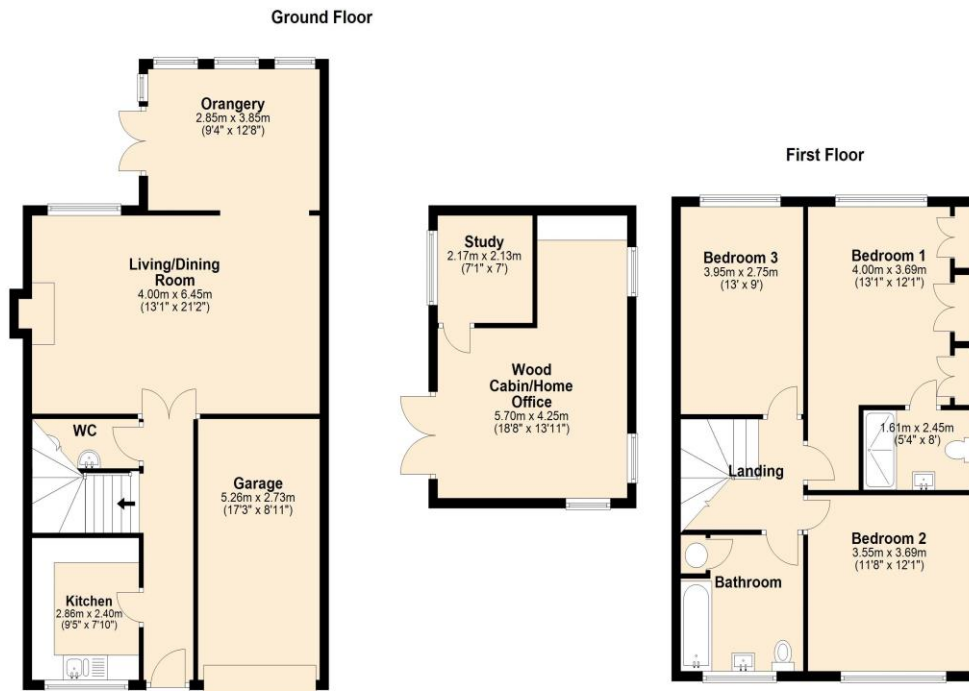


A spacious & well-presented semi-detached home situated in a tucked away location within the popular village of Wooburn Green. This property has been the subject of much improvement by the current owner and offers impressive living accommodation complimented by 3 double bedrooms and 2 bathrooms on the first floor. The ground floor consists of a 21 ft. open plan Living/Dining room, a modern kitchen, cloakroom and a recently added dual aspect Orangery with under-floor heating. Situated in the corner of the garden is a detached wooden cabin with mains light, heating & power. The cabin consists of 2 rooms and a mezzanine sleeping area. Further benefits to this extensive home are an integral garage with driveway for 2 vehicles, a large & private rear garden, gas central heating & double glazing.
EPC Rating - D Council Tax Band - D

Beautifully Presented
2 Bathrooms
Orangery

3 Double Bedrooms
21ft + Living Room
Home Office/Wood Cabin

4 Hibberts Meadow, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0AN



Total area: approx. 156.3 sq. metres (1682.8 sq. feet)
These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
 Plan produced using PlanUp.

Entrance Hall:

Stairs rising to first floor, tiled floor

Kitchen: 9' 4" x 8' 0" (2.85m x 2.45m)

Fitted with a range of base & eye level units with roll-top work surfaces incorporating a one & a half bowl sink with drainer & mixer tap. Fitted double oven & hob, space for fridge/freezer, fitted washing machine. Double glazed window to front aspect.

Living/Dining Room: 21' 2" x 13' 1" (6.45m x 4m)

Double glazed window to rear aspect, 2 x radiators, gas fire with ornate surround & hearth, coving, down-lights.

Orangery: 12' 9" x 9' 4" (3.88m x 2.85m)

Dual aspect with double glazed windows to rear & side aspect, French doors to garden, tiled floor, underfloor heating.

Wood Cabin/Home Office: 18' 8" (max) x 13' 11" (max) (5.69m x 4.24m)

Timber built and situated in the rear corner of the garden It has mains electrical heating, light & power and is separated in to an open plan L-shaped room that is dual aspect with a separate study room. There is a further mezzanine sleeping area.

Cloakroom:

Low level WC, wash hand basin, tiled floor

Bedroom 1: 12' 11" x 11' 8" (3.93m x 3.55m)

Wall to wall fitted wardrobes, radiator, television point, double glazed window to rear aspect.

En-Suite:

Shower cubicle, low level WC, wash hand basin, heated towel rail

Bedroom 2: 12' 1" x 11' 8" (3.69m x 3.55m)

Double glazed window to front aspect, radiator

Bedroom 3: 13' 0" x 9' 2" (3.95m x 2.8m)

Double glazed window to rear aspect, radiator

Bathroom:

Cupboard housing boiler, panel enclosed bath, pedestal wash hand basin, low level WC, heated towel rail, double glazed window to front aspect, tiled floor, part-tiled walls.

Rear Garden:

A spacious but low maintenance private area, fully enclosed with timber fencing. 2 large patio areas for entertaining, gated side access and outside tap. There is a large astro turf area with mature tree, shrub & flower borders.

Garage:

Integral with light & power. Up & over secure door.

Driveway for 2 vehicles

Council Tax Band: D

EPC Rating: D

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.

**TO VIEW THIS PROPERTY:-
 PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
 01628 527766**