

CRENDON HOUSE

Est. 1971

Wooburn Green - Character Cottage £399,950 - Freehold

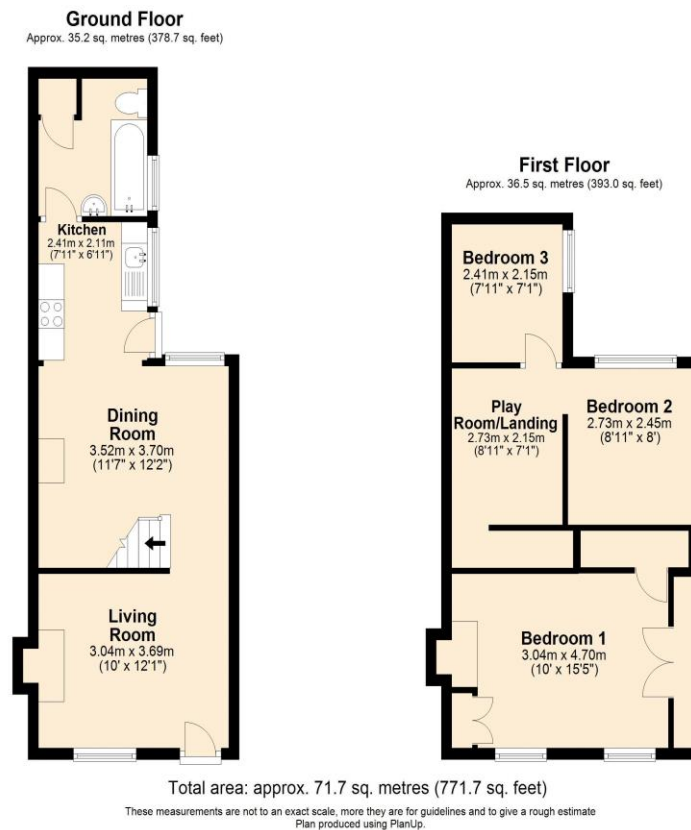


A larger than expected & well-presented character cottage with its own driveway, situated within a short walk of the village centre & offered to the market with NO CHAIN. This Victorian property boasts 2 very good sized reception rooms on the ground floor along with a fitted kitchen and a spacious ground floor bathroom. Upstairs offers a very large master bedroom with wall to wall fitted wardrobes. There are then 2 further bedrooms accessed off a very large "bonus room" that lends itself to being a children's playroom. Further benefits include a private terraced garden with side access, a driveway with bin storage area, gas central heating & double glazing. Council Tax Band: D EPC: C

NO CHAIN
3 Bedrooms
Driveway Parking

Character Property
2 Reception Rooms
Private Garden

121 Wycombe Lane, Wooburn Green, Buckinghamshire, HP10 0HJ



Accommodation Comprises:

Living Room: 12' 0" x 10' 0" (3.67m x 3.04m)

Cast iron feature fireplace & hearth, double glazed window to front aspect, radiator, television point

Dining Room: 12' 0" x 11' 7" (3.67m x 3.52m)

Stairs rising to first floor, large under-stairs cupboard, radiator, double glazed window to rear aspect

Kitchen: 7' 11" x 6' 11" (2.41m x 2.11m)

Range of base & eye level units with roll-top work surfaces incorporating a sink with drainer & mixer tap, built in dishwasher, built in oven & hob with extractor. Double glazed window to side aspect, door to garden, tiled floor

Ground Floor Bathroom:

Panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, close coupled WC, cupboard housing wall mounted boiler. Frosted double glazed window to side aspect, heated towel rail.

Bedroom 1: 15' 5" x 10' 1" (4.71m x 3.07m)

2 x double glazed windows to front aspect, radiator, built in wardrobes with chests of drawers, further wardrobe and large over-stairs cupboard, television point.

Bedroom 2: 8' 11" x 8' 0" (2.73m x 2.45m)

Double glazed window to rear aspect, radiator

Bedroom 3: 8' 11" x 8' 0" (2.73m x 2.45m)

Double glazed window to side aspect, radiator

Playroom/Landing: 8' 11" x 7' 1" (2.73m x 2.15m)

Garden:

Terraced on 3 levels with wood decking entertaining area and further shingle cottage terrace. Gated side access. Private & enclosed with timber fencing

Driveway:

Providing off-road parking for 1 + vehicle along with bin storage area.

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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**