

# CRENDON HOUSE

Est. 1971

## Wooburn Town - Park Views Offers Over £850,000- Freehold



A surprisingly spacious Detached property occupying a generous and level plot, in a sought-after location overlooking the park & chimney pots of Wooburn Town. This substantial home needs improvement throughout but there is a real opportunity for someone to either extend or re-develop, subject to the necessary planning consent.

The current accommodation is set out over 2 floors providing flexibility and comprises - Entrance Hall Living Room Dining Room Kitchen/Breakfast Room Conservatory/Home Studio 3 Double Bedrooms 2 Bathrooms Study/Bedroom 4 Detached Workshop Garage Large Shingle In/Out Driveway Large Rear Garden

Please call to arrange your accompanied viewing appointment

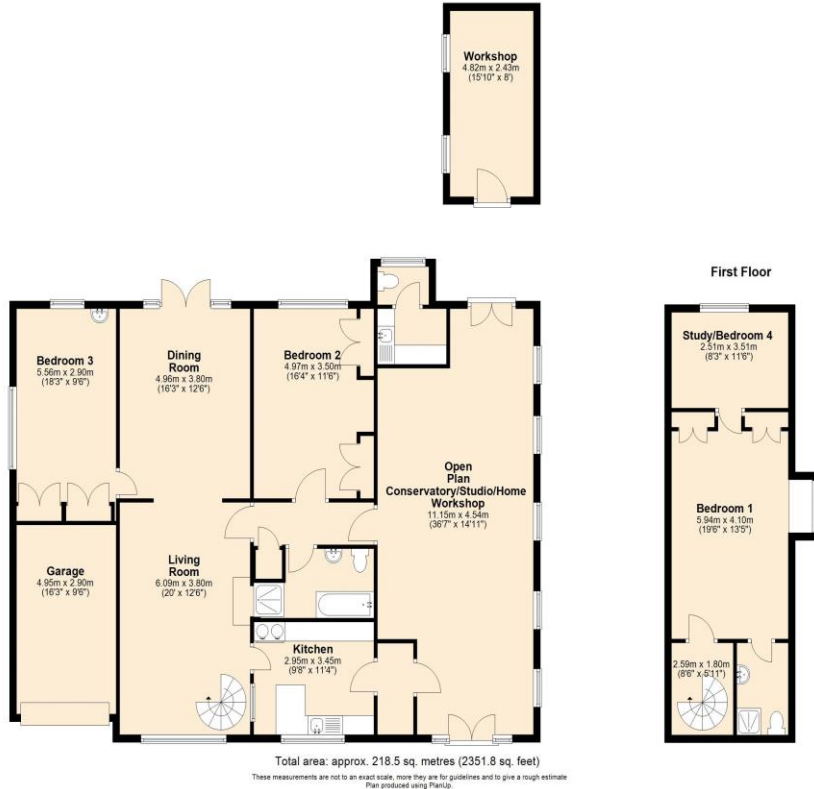
\* Council Tax Band: F \* EPC: D

**NO CHAIN**  
**Large Level Plot**  
**Spacious home**

**Views over the Park**  
**Potential to Re-Develop or**  
**Extend (subject to planning)**

# Park View, Wash Hill, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0JA

Ground Floor



**Living Room:** 20' 0" x 12' 6" (6.09m x 3.8m)

Spiral staircase rising to first floor, double glazed window to front aspect, solid wood burner with fireplace & tiled hearth, television point.

**Dining Room:** 16' 3" x 12' 6" (4.96m x 3.8m)

French doors to rear aspect, radiator x 2

**Conservatory/Studio/Workshop:** 36' 7" x 14' 11" (11.15m x 4.54m)

Windows to side aspect, door to rear garden. The room incorporates a utility room with work surfaces and sink

**Kitchen/Breakfast Room:** 11' 4" x 9' 8" (3.45m x 2.95m)

Fitted with a range of base & eye level units with roll-top work surfaces incorporating a single sink with drainer & mixer tap. Fitted Aga Range Oven, breakfast bar, tiled floor, part tiled walls, double glazed window to front aspect

**Cloakroom:**

Low Level WC

**Bedroom 2:** 16' 4" x 11' 6" (4.97m x 3.5m)

Double glazed window to rear aspect, radiator, fitted wardrobes

**Bedroom 3:** 18' 3" x 9' 6" (5.56m x 2.89m)

Windows to side & rear aspect, radiator, fitted wardrobes

**Inner hallway:**

Storage cupboard, radiator

**Family Bathroom:**

Panel enclosed bath, shower cubicle, low level WC, pedestal wash hand basin, part tiled walls

**First Floor Landing:**

Storage cupboard, door to -

**Bedroom 1:** 19' 6" x 13' 5" (5.94m x 4.09m)

Bay window to side aspect with stunning views of St Pauls Church and Wooburn Town. Window seat, fitted wardrobes, under eave storage cupboards, radiator

**En-suite:**

Shower cubicle, low level WC, pedestal wash hand basin, radiator, part-tiled walls

**Study/Bedroom 4:** 11' 6" x 8' 3" (3.50m x 2.51m)

Window to rear aspect, radiator

**Workshop:** 15' 10" x 8' 0" (4.82m x 2.44m)

Detached and brick built, situated in the rear garden. Light & Power, 2 x windows to side aspect.

**Council Tax Band:** F

**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**