

# CRENDON HOUSE

Est. 1971

**Wooburn Green - Kiln Lane**  
**£550,000- Freehold**



**A spacious cottage situated in a secluded semi-rural position on the outskirts of Wooburn Green & Bourne End. The property is in need of modernisation throughout but boasts numerous features & benefits such as far reaching views, double bedrooms, working fireplace to the living room, private front & rear gardens, a garage and further parking for 4 + vehicles. Country walks & the popular Chequers Hotel & Restaurant are all on your doorstep.. Accomodation comprises - 23ft + x 18ft + Open Plan L-Shaped Living/Dining Room Kitchen/Breakfast Room First Floor Landing 3 Double Bedrooms Bathroom Private Front & Rear Gardens Garage Private Driveway for 4 + vehicles EPC Rating - F Council Tax Band - F**

**Countryside Location**  
**In Need of Modernisation**  
**Driveway for 4 + vehicles**

**Far Reaching Views**  
**Garage**  
**Character Cottage**

# 3 Niplands Cottages, Kiln Lane, Wooburn Green, Buckinghamshire, HP10 0JQ



## Accommodation Comprises:

### **Porch:**

### **Living Room:**

Working fireplace with stone surround & hearth, double glazed window to front aspect, 3 x radiators, television & telephone points, stairs rising to first floor.

### **Kitchen/Breakfast Room:**

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. Built in oven & gas hob, space for large fridge/freezer, space & plumbing for washing machine, double glazed window to rear aspect and glazed door to garden

### **Landing:**

Loft access

### **Bedroom 1:**

Double glazed leaded light window to front aspect with far reaching views, radiator, wall to wall fitted wardrobes, radiator.

### **Bedroom 2:**

Double glazed window to rear aspect, radiator, built in cupboard

### **Bedroom 3:**

Double glazed window to front aspect with far reaching views, built in cupboard, radiator.

### **Bathroom:**

Panel enclosed bath, inset wash hand basin vanity unit, low level WC, radiator.

### **Rear Garden:**

Enclosed and mainly laid to lawn

### **Private Front Garden:**

Enclosed with a mixture of timber fencing and brick walls with gated access. Mainly laid to lawn with mature shrubs, hedges, trees & floral borders.

### **Garage:**

Detached & situated to the front of the property with a metal up/over door. Light & power connected. There is further off-road parking for 4 + vehicles

## **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**