

# CRENDON HOUSE

Est. 1971

**Old Station Way, Wooburn Green  
£550,000 - Freehold**



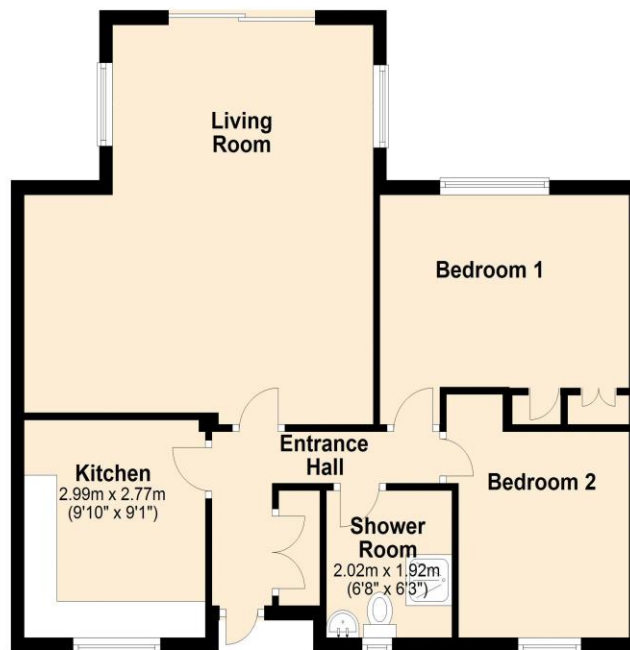
Set in this delightful cul de sac in the village of Wooburn Green, we offer this 2 bedroom, semi detached bungalow for sale with no onward chain. The accommodation provides 2 bedrooms, lounge/diner, kitchen and shower room. There is a car port and parking to the front, and a peaceful garden to the rear. Within just a very short walk of the village green with all its' shops and amenities, this really is a sought after property.

**2 Bedrooms  
Cul De Sac Location  
Car Port & Parking**

**Semi Detached  
Lounge/Diner  
No Upper Chain**

# 12 Old Station Way, Wooburn Green, Buckinghamshire, HP10 0HZ

## Ground Floor



Total area: approx. 64.6 sq. metres (695.3 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.

### Accommodation Comprises:

#### **Entrance Hall:**

Door to front, cupboard housing wall mounted boiler and cylinder, storage cupboard, radiator, loft access hatch.

#### **Kitchen:** 9' 11" x 9' 0" (3.02m x 2.74m)

Double glazed window to front, range of eye and base level units, inset sink and drainer, roll edge work surfaces, tiling, spaces and plumbing for fridge/freezer, washing machine and dishwasher, integrated oven and hob, radiator

**Living Room:** 18' 0" x 17' 4" (5.48m x 5.28m) max  
Double glazed window to side, double doors to rear, radiators

**Bedroom 1:** 12' 6" x 10' 5" (3.81m x 3.17m)  
Double glazed window to rear, radiator, fitted wardrobes

**Bedroom 2:** 9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window to front, radiator

#### **Shower Room:**

Frosted double glazed window to front, double walk in shower cubicle, low level wc, vanity wash hand basin, radiator, fully tiled walls and floor

#### **Outside:**

Driveway providing parking for one car leading to carport for further parking, mainly laid to lawn with mature shrub borders and beds, side access gate leading to rear. Paved patio area to rear, laid to lawn with mature shrub borders and raised beds, steps up to raised bedding, storage shed.

**Council Tax Band:** E

**EPC Rating:** C

#### **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**