

CRENDON HOUSE

Est. 1971

Wooburn Green - Popular Location
£525,000- Freehold



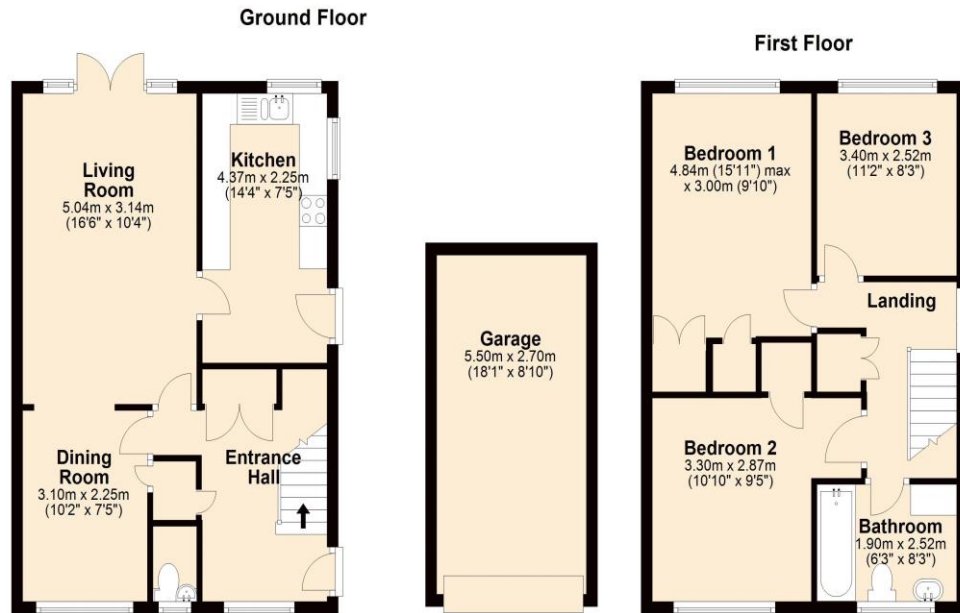
A light & spacious 3-bedroom detached family home, situated in a popular location on the edge of Wooburn Green village but also within walking distance of Bourne End & its mainline train station. It is also within catchment for the popular St Pauls primary school. The property sits in an elevated position and benefits from lovely views, a private & very well-maintained rear garden along with a garage & driveway. The ground floor provides 2 reception rooms, kitchen & a downstairs cloakroom. There is potential to extend this property on both the ground and first floor, subject to planning of course. Further benefits include, gas central heating, a recently re-fitted combination boiler & double glazing.

EPC Rating - D Council Tax Band - E

Detached Family Home
3 Bedrooms
Cloakroom

Beautiful Private Garden
2 Reception Rooms
Garage & Driveway

10 Fromer Road, Wooburn Green, High Wycombe, Buckinghamshire, **HP10 0PR**



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: 10' 9" x 10' 4" (max) (3.28m x 3.15m)

Stairs rising to first floor, double glazed window to front aspect, radiator, built-in double and single cupboard, wooden laminate flooring

Cloakroom:

Fully tiled with inset WC and wash hand basin, heated towel rail, double glazed window to front aspect.

Living Room: 16' 6" x 10' 3" (5.04m x 3.13m)

Double glazed French Doors opening to garden, radiator, television point, coving, arch to

Dining Room: 10' 2" x 7' 5" (3.1m x 2.25m)

Double glazed window to front aspect, radiator, built in cupboard, coving

Kitchen: 14' 4" x 6' 7" (4.37m x 2m)

Dual aspect with double glazed windows to side & rear aspect. Fitted with a range of base & eye level units with roll-top work surfaces incorporating a one & a half bowl sink with single drainer & mixer tap. Space & plumbing for washing machine & dishwasher, Cooker with fitted extractor, space fridge freezer, large breakfast bar, radiator. Glazed door to side & garden.

First Floor Landing:

Loft access, double airing cupboard with space for tumble dryer, double glazed window to side aspect

Bedroom 1: 13' 10" x 10' 0" (4.22m x 3.05m)

Triple built-in wardrobe, radiator, double glazed window to rear aspect, coving

Bedroom 2: 10' 10" x 8' 6" (3.31m x 2.6m)

Double glazed window to front aspect, built in wardrobe, radiator, coving

Bedroom 3: 11' 2" x 7' 0" (3.4m x 2.14m)

Double glazed window rear aspect, radiator, coving

Bathroom:

Frosted double glazed window to front aspect, panel enclosed bath with wall mounted shower and glass splash screen, close coupled WC, pedestal wash hand basin, heated towel rail, part tiled walls.

Garden:

A very well maintained private rear garden with colourful borders and mature shrubs, trees & flowers. There is a patio adjacent to the rear of the house and a further shingle area at the foot of the garden. A large summerhouse come potting shed, side access & an outside tap

Garage:

Detached & situated to the side of the property. Driveway for further off-road parking.

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**