

CRENDON **H**OUSE

Est. 1971

Glory Mill - Rarely Available £440,000 Freehold

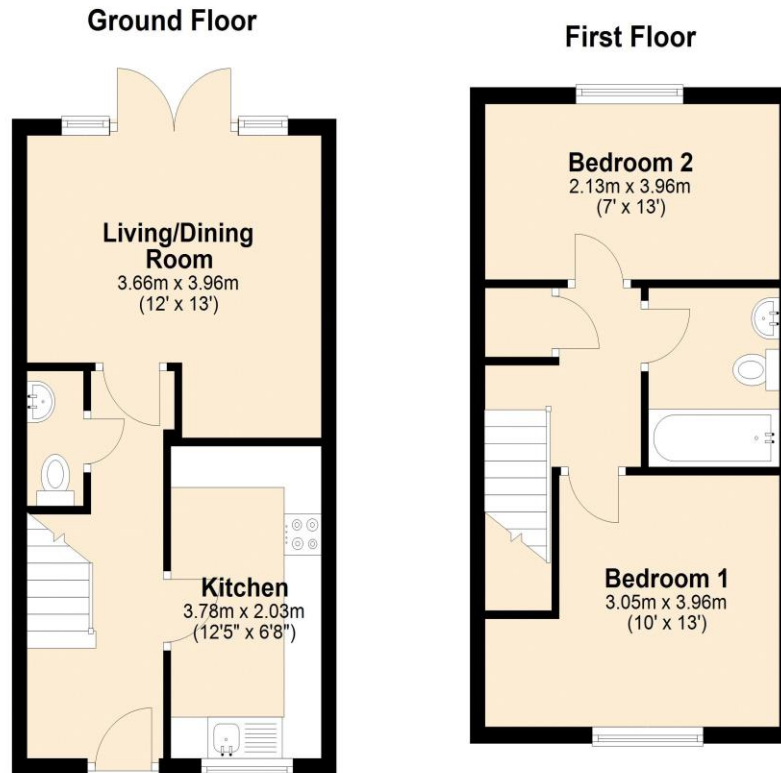


Situated in the popular Glory Mill Development on a quiet cul-de-sac this well-presented two double-bedroom home offers modern living in a peaceful setting. The property features a driveway for two cars, a beautifully maintained garden, and spacious interiors designed for comfort and convenience. With its desirable location close to local amenities and excellent transport links, this home is perfect for first-time buyers, downsizers, or investors. Inside the property there are two good sized bedrooms with a recently renovated family bathroom upstairs. Downstairs is light & airy consisting of a spacious kitchen, living/dining room & cloakroom, offering plenty of space for family living. With its prime location, well-designed layout, and welcoming community feel, this property is a fantastic opportunity for those looking to make their home in the sought-after village of Wooburn Green. EPC Rating - C Council Tax Band - C

Glory Mill
Cul-de-Sac Location
Kitchen/Breakfast Room

Well Presented Throughout
2 Double Bedrooms
Cloakroom

12 Patterson Court, Wooburn Green, High Wycombe, HP10 0FD



Accommodation Comprises:

Entrance Hall:

Stairs rising to first floor with under stairs storage cupboard, wooden flooring, radiator, down lights

Cloakroom:

Low level WC, wash hand basin with tiled splash back, wooden flooring

Living/Dining Room:

2x radiators, television point, double doors leading to rear garden

Kitchen:

Fitted with a range of base and eye level units with inset stainless steel sink with drainer and mixer tap. Space for oven, space & plumbing for washing machine, built in dish washer, fridge & freezer. Part tiled walls, tiled floors, double glazed window to front aspect

First Floor Landing:

Bedroom 1:

Built in double wardrobe, radiator, television point, double glazed window to front aspect

Bedroom 2:

Radiator, double glazed window to rear aspect

Family Bathroom:

Panel enclose bath with shower over, low level WC, wash hand basin, radiator, shaver point, part tiled walls

Rear Garden:

Mainly laid to lawn with a paved patio area. Fully enclosed by panelled fencing

Driveway:

Block paved hard-standing immediately at the front of the property for 2 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**