

CRENDON HOUSE

Est. 1971

**Character Cottage - Close to Village Centre
Offers in Excess of £350,000- Freehold**

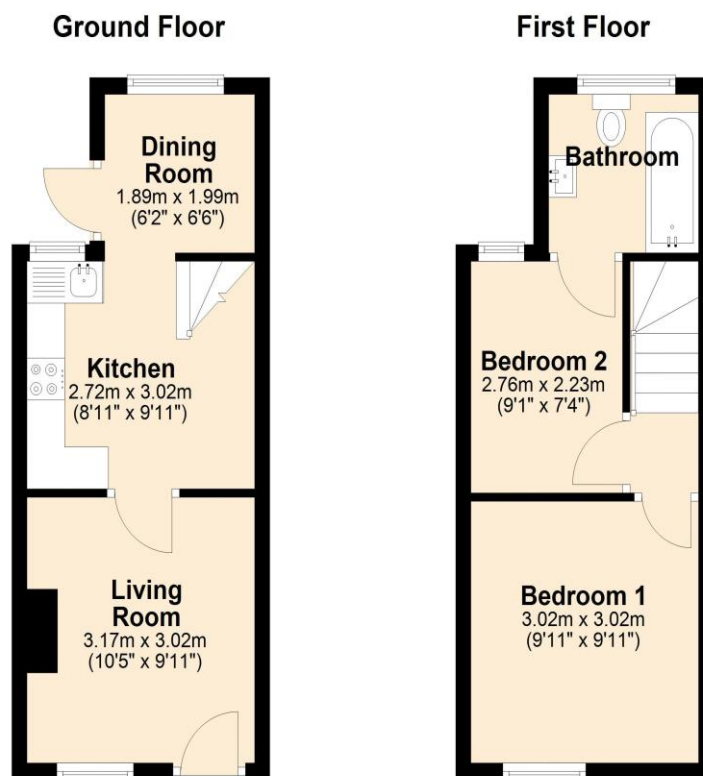


A beautifully presented and charming Victorian cottage situated in an elevated position just a short walk from the village centre. Offering countryside views this delightful home features a modern kitchen & bathroom, a cosy & practical dining area and a charming wood-burning stove, creating a warm and inviting atmosphere. The cottage is ideally located, providing both tranquillity and convenience, making it the perfect retreat for those seeking a peaceful village lifestyle. A closer inspection is highly recommended. EPC: D Council Tax Band: C

**Beautiful Character Cottage
Close to Village Centre
2 Bedrooms**

**Gorgeous Views
Private Garden
2 Reception Rooms**

93 Wycombe Lane, Wooburn Green, Buckinghamshire, HP10 0HJ



Accommodation Comprises:

Living Room:

Feature wood burning stove set in brick fireplace, exposed beams, double glazed window to front aspect, radiator

Kitchen:

A range of base and eye level units, roll top work surfaces, inset sink with drainer and mixer tap. Integrated hob & oven with extractor overhead, space for fridge/freezer, space & plumbing for washing machine. Double glazed window to rear aspect, stairs rising to first floor

Dining Room:

Door leading to rear garden, double glazed window to rear aspect, radiator

Bedroom 1:

Double glazed window to front aspect, inset feature iron fireplace, loft hatch, radiator

Bedroom 2:

Double glazed window to rear aspect, radiator

Bathroom:

Panel enclosed bath with shower attachment over, low level WC, wash hand basin with mixer tap, fully tiled walls & floors, cupboard housing wall mounted boiler, double glazed window to rear aspect,

Outside:

Pathway to front door, small lawned area, side access leading to rear garden. Patio area, steps leading to tiered garden with shrub borders, further patioed seating area to rear of garden with shed

Council Tax Band: C

EPC Rating: D

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only. 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**