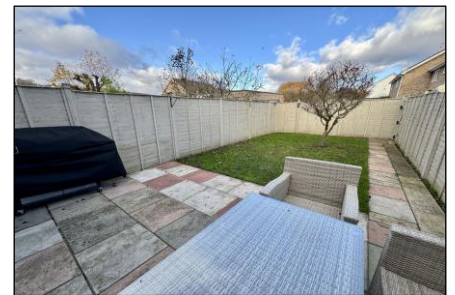


# CRENDON HOUSE

Est. 1971

**Wooburn Green - Beautifully Presented  
£450,000 - Freehold**

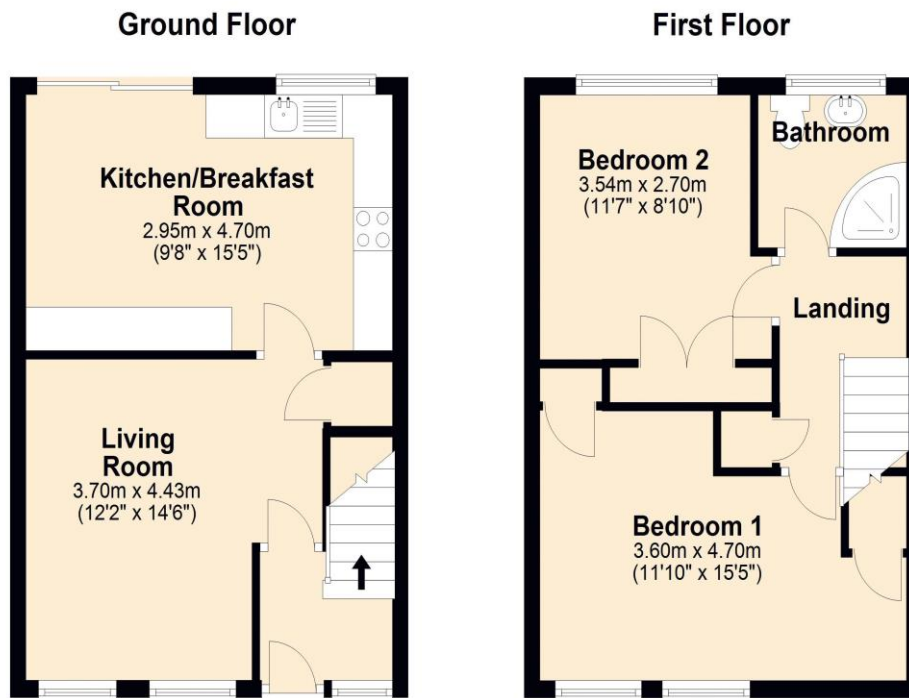


A beautifully presented modern property situated in a popular cul-de-sac location within a short & level walk of Wooburn Green village centre. The property has been the subject of much improvement by the current owners by way of a refitted & fully integrated kitchen/breakfast room, a new boiler & heating system, brand new front door and double glazed windows and patio door, new flooring & complete redecoration throughout. In short, this stunning house is ready to move in to.. Further benefits include a garage with driveway and a level private garden benefiting from a lot of sun throughout the day!

**Beautifully Presented Throughout  
Garage & Driveway Parking  
Refitted Kitchen/Breakfast Room**

**2 Double Bedrooms  
New Double Glazing  
New Combi Boiler**

# 9 Rushburn, Wooburn Green, Buckinghamshire, HP10 0BT



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:**

Stairs rising to first floor, double glazed window to front aspect, wooden flooring

### **Living Room:** 14' 2" x 12' 2" (4.31m x 3.71m)

Wooden flooring, vertical radiator, two new front aspect double glazed windows with bespoke fitted shutter blinds, gas fire place with ornate decorative surround, TV point, large built-in storage cupboard

### **Kitchen/Breakfast Room:** 15' 5" x 9' 8" (4.70m x 2.94m)

A new fitted kitchen with a range of base & eye level units with roll-top work surfaces incorporating a single sink with drainer & mixer tap. There is an integrated fridge/freezer, washing machine, dishwasher & wine cooler along with fitted oven, hob & extractor over. New double glazed sliding doors leading to the garden and further new double glazed window to rear aspect. Vertical radiator and wooden flooring.

### **First Floor Landing:**

Doors leading to all rooms, built in storage cupboard, loft access

### **Bedroom 1:** 15' 5" x 9' 2" (4.70m x 2.79m)

Two new double glazed windows to front aspect with bespoke fitted shutters, two large storage cupboards, panelling along one wall, radiator, television point

### **Bedroom 2:** 11' 1" x 8' 11" (3.38m x 2.72m)

New double glazed windows to rear aspect, carpet, double fitted wardrobes and radiator

### **Bathroom:**

Fully tiled walls and floor, heated towel rail, low level WC, wash hand basin, glass shower cubicle, new frosted double glazed window to the rear.

### **Rear Garden:**

A private space, fully enclosed by timber fencing. There is a large stone patio ideal for entertaining, with the rest of the garden mainly laid to lawn, complimented by a beautiful mature blossom tree.

### **Garage:**

Situated a stones throw from the property and with easy access via a gate and path from the rear garden there is a garage with a secure metal up/over door and driveway parking in front of the garage.

### **Council Tax Band: D**

### **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**