

CRENDON HOUSE

Est. 1971

**Character Property - Beautifully Presented
£550,000- Freehold – Wooburn Green**



Step into this beautifully extended 3-bedroom semi-detached home, featuring three double bedrooms and a stunning 25ft open-plan living and dining space—perfect for modern family life. A new kitchen adds a fresh, contemporary touch, while charming fireplaces & wood burning stoves bring warmth and character. The large main bedroom boasts it's own walk-in dressing room, and the 4-piece family bathroom includes a separate double shower as well as a bath for ultimate comfort. Outside, enjoy a 100ft sun-trap rear garden, ideal for relaxing or entertaining, plus driveway parking for added convenience. With a separate utility room and just a level walk to the village centre, this home offers both practicality and prime location. Don't miss out—book your viewing today! NB. The property has the scope to be extended, providing 2 further rooms, subject to planning. Council Tax Band - D EPC Rating -

D

**Tastefully Extended
Large Garden
3 Double Bedrooms**

**Beautifully Presented
Throughout
Driveway**

145 Wycombe Lane, Wooburn Green, HP10 0HJ



Total area: approx. 113.9 sq. metres (1226.2 sq. feet)

Accommodation Comprises:

Open Plan:

Living Room:

Bay window to front aspect and with wooden fitted shutters, brick built fireplace, ornate stone surround with log burning stove. Stairs rising to first floor radiators, under the stairs storage cupboard, engineered wooden flooring, steps rising to

Dining area:

Brick fireplace with electric log burning stove with wooden mantel, double glazed window to side aspect, engineered wooden flooring

Kitchen:

Fitted with a range of base and eyelevel units inset white ceramic sink with drainer and mixer tap, gas hob built-in oven with extractor overhead, fitted dishwasher. Skylight, double glazed window to rear aspect and stable door to rear garden

Cloakroom/Utility Space:

Space & plumbing for washing machine, low-level WC, wash hand basin with mixer tap, double glazed window to rear aspect

First Floor Landing:

Stairs rising to second floor, double glazed window to side aspect

Bedroom 1:

Radiator, ceiling fan, engineered wooden flooring, opens to

Bedroom 3:

Double glazed window to front aspect, built in wardrobes, radiator, engineered wooden flooring

Second Floor Landing:

Eaves storage, door to

Bedroom 2:

Skylight, radiator, eaves storage

Rear Garden :

Around 100ft in length, enclosed with fencing, mainly laid to lawn with side access

Dressing Area :

Double glazed window to rear aspect, ceiling fan, engineered wooden flooring, radiator

Council Tax Band: D

EPC Rating: D

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**