

# CRENDON HOUSE

Est. 1971

## Wooburn Manor Park - Corner Plot £600,000 Freehold – Wooburn

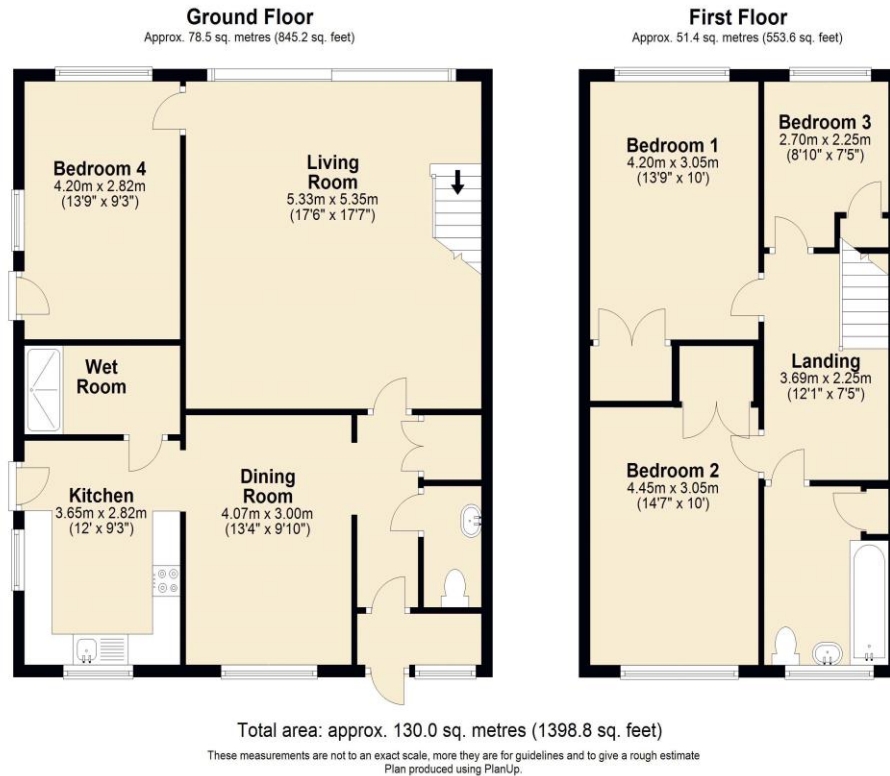


A tastefully extended and versatile semi-detached family home situated in the corner of a quiet cul-de-sac in one of Wooburn Green's most sought after locations. Occupying a large corner plot with stunning views over Wooburn Park this surprising house also boasts it's own private & direct access to the park via a picturesque brick arch bridge over the River Wye. The ground floor has been tastefully extended & offers expansive living accommodation with a spacious lounge, separate dining room & kitchen complimented by the practicality of a downstairs shower room and cloakroom. A beautiful dual aspect room overlooking the rear garden completes the ground floor & could be utilised as a third reception room or 4th bedroom. The first floor has 3 double bedrooms and the family bathroom. Whilst the generous side & rear gardens are a standout feature of this spacious property it also lends itself to further extension & redevelopment (subject to gaining necessary planning consent) Further features & benefits include a garage in a block, hard-standing to the front for one vehicle, gas central heating & double glazing. This exciting opportunity is being offered to the market with the benefit of NO upper chain. EPC Rating - C Council Tax Band - E

Extended Family Home  
4th Bedroom/3rd Reception  
Room

Overlooking the Park  
Large Corner Plot  
Direct Access to Wooburn

# **21 Wooburn Manor Park, Wooburn Green, HP10 0ET**



## **Accommodation Comprises:**

**Entrance Porch:**

**Entrance Hall:**

**Living Room:**

**Dining Room:**

**Kitchen:**

**Bedroom 4/Reception Room 3:**

**Wet Room:**

**Cloakroom:**

**First Floor Landing:**

**Bedroom 1:**

**Bedroom 2:**

**Bedroom 3:**

**Family Bathroom:**

**Rear Garden:**

**Council Tax Band: E**

**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**