



6 Rushburn  
Wooburn Green

£430,000



Robertsons



# 6 Rushburn Wooburn Green Buckinghamshire HP10 0BT

## VIRTUAL TOUR AVAILABLE TO VIEW

A spacious family home quietly situated in a cul-de-sac location in this popular village location. Entrance hall, Cloakroom, Kitchen/Breakfast room, Sitting room, Three bedrooms, Bathroom, Gas central heating, Double glazing, Gardens, Garage and parking.

### Entrance porch

Window to side, door to entrance hall

### Cloakroom

Low level W.C., wash hand basin with cupboards under, radiator, tiled walls, window to front

### Entrance hall

Stairs to first floor with under stairs storage cupboard, further built in storage cupboard, radiator

### Sitting/Dining room

Radiator, TV point, two windows to rear, door to garden

### Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in double oven, fitted five ring gas hob with extractor over, built in dishwasher, space for fridge/freezer, built in dishwasher, concealed wall mounted Glow Worm gas fired central heating boiler, radiator, wooden flooring, down lighters, dimmer switch, window to front

### First floor

### Landing

Access to loft space, built in shelved storage



**Bedroom 1**

With a range of fitted wardrobes, radiator, two windows to front

**Bedroom 2**

Radiator, two windows to rear

**Bedroom 3**

Radiator, two windows to rear, dimmer switch

**Bathroom**

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap, part tiled walls, heated towel rail, down lighters, window to front

**Front garden**

The front garden is enclosed by hedging and fencing

**Rear garden**

A paved patio leads to the remainder of garden which is laid to lawn and enclosed by panelled fencing. The garden extends to 49' and enjoys a sunny south facing aspect. There is a timber shed.

**Parking**

To the rear of the property there is an allocated parking space

**Garage**

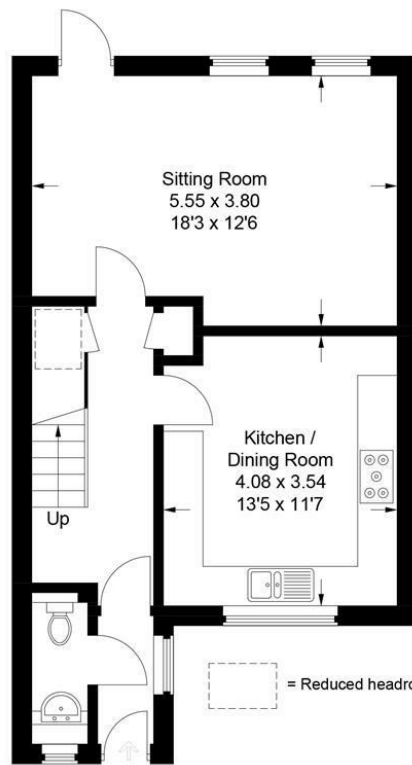
With metal up and over door, light and power



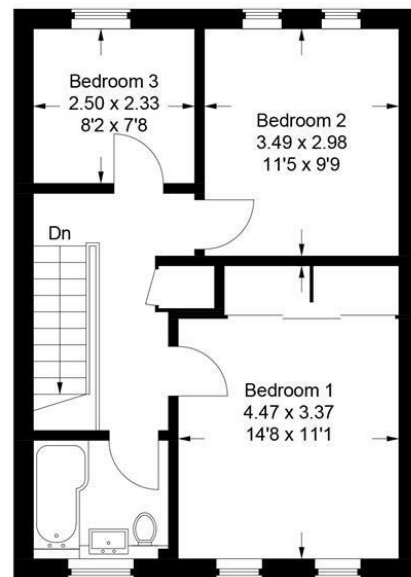


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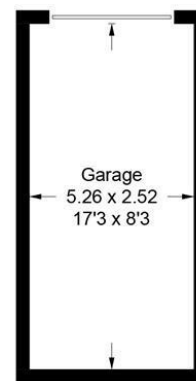
Approximate Gross Internal Area  
 Ground Floor = 48.8 sq m / 525 sq ft  
 First Floor = 44.7 sq m / 481 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 106.6 sq m / 1,147 sq ft



Ground Floor



First Floor

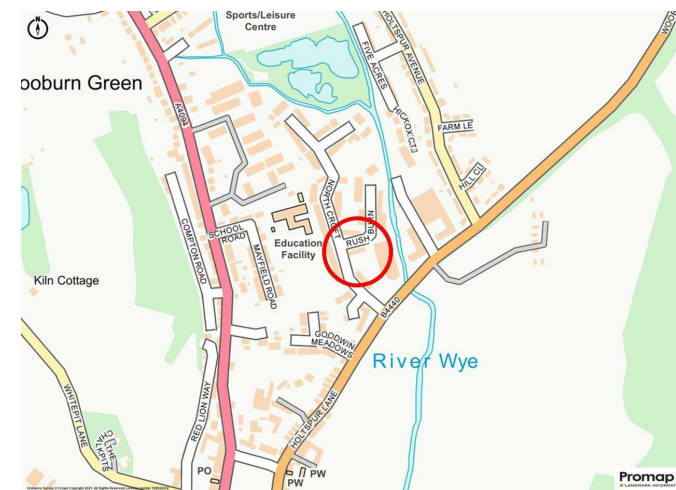


(Not Shown In Actual  
 Location / Orientation)

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Robertsons Estate Agents  
 Swains House Swains Lane  
 Flackwell Heath  
 Buckinghamshire  
 HP10 9BN

Tel: 01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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