




Robertsons
01628 533373
FOR SALE

44 Stratford Drive, Wooburn Green
£465,000



44 Stratford Drive

Wooburn Green, High Wycombe

A well presented three bedroom mid terrace house situated in the popular village of Wooburn Green within walking distance of St Pauls C of E Combined School and other local amenities. The light airy accommodation comprises of Entrance hall, Cloakroom, Kitchen, Sitting/Dining Room, Three Bedrooms, Bathroom, Gardens and Garage. Viewing highly recommended.

Council Tax band: D

Tenure: Freehold

Entrance hall

Under stairs storage, radiator

Cloakroom

Low level W.C, hand wash basin with cupboard under, window to front

Kitchen

Fitted with a selection of base and eye level units incorporating stainless steel sink, breakfast bar, built in oven and hob with extractor over, space for washing machine, tumble dryer, slimline dishwasher, fridge/freezer, wall mounted gas fired boiler, radiator, window to front

Sitting/dining room

Three radiators, T.V Point, double doors to garden





First floor

Landing

Access to loft, storage cupboard

Bedroom 1

Built in wardrobes, radiator, window to rear

Bedroom 2

Built in wardrobes, radiator, window to front

Bedroom 3

Radiator, window to rear

Bathroom

White bathroom suite comprising of W.C, wash basin with storage under, bath with shower over and glass shower screen, heated towel rail, window to front

Gardens & Garage

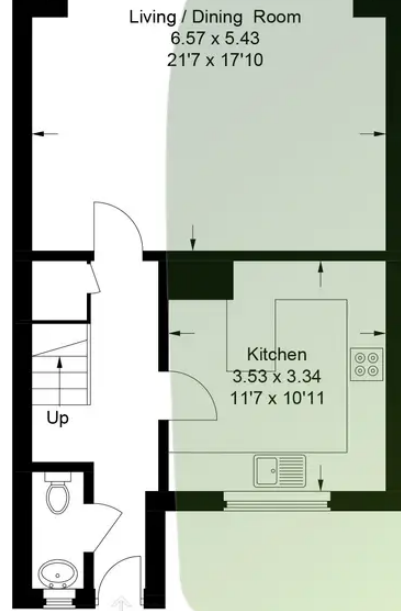
Rear garden laid with artificial grass extending to 50', gate leading to garage, front garden laid mainly to lawn with shrub borders. The garage is in a block to the rear of the house.



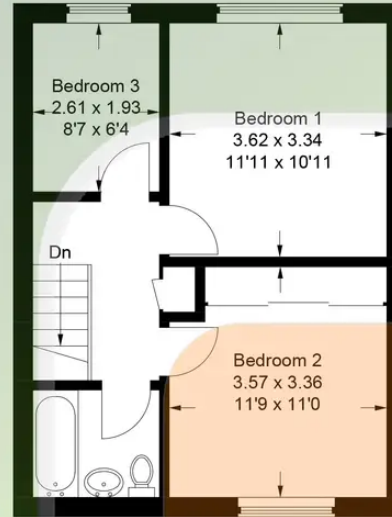
Approximate Gross Internal Area
 Ground Floor = 55.7 sq m / 599 sq ft
 First Floor = 39.8 sq m / 428 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 108.4 sq m / 1,166 sq ft



Garden
 15.24 x 12.19
 50'0 x 40'0



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

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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