



113 Wycombe Lane, Wooburn Green

£360,000



Robertsons

113 Wycombe Lane

Wooburn Green, High Wycombe

A charming Victorian cottage in the highly sought after village with its pretty green and shops which are less than half a mile away. Sitting room, Dining room, Kitchen, Two bedrooms, First floor bathroom, Gas central heating, Off road parking, Rear garden. Viewing recommended.

Council Tax band: D

Tenure: Freehold

Sitting room

With open brick built fireplace, down lighters, cupboard housing fuses and electric meter, wall thermostat, window to front

Dining room

Radiator, stairs to first floor with under stairs storage area, down lighters, opening to Kitchen

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Hotpoint oven, fitted four ring Neff hob with extractor over, space for fridge/freezer, space and plumbing for slimline dishwasher, space and plumbing for washing machine, radiator, part tiled walls, window to rear, door to garden, velux window to rear





First floor

Landing

Bedroom 1

Radiator, two built in wardrobes, window to front

Bedroom 2

Radiator, built in wardrobe, access to loft space, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, part tiled walls, down lighters, window to rear

Parking

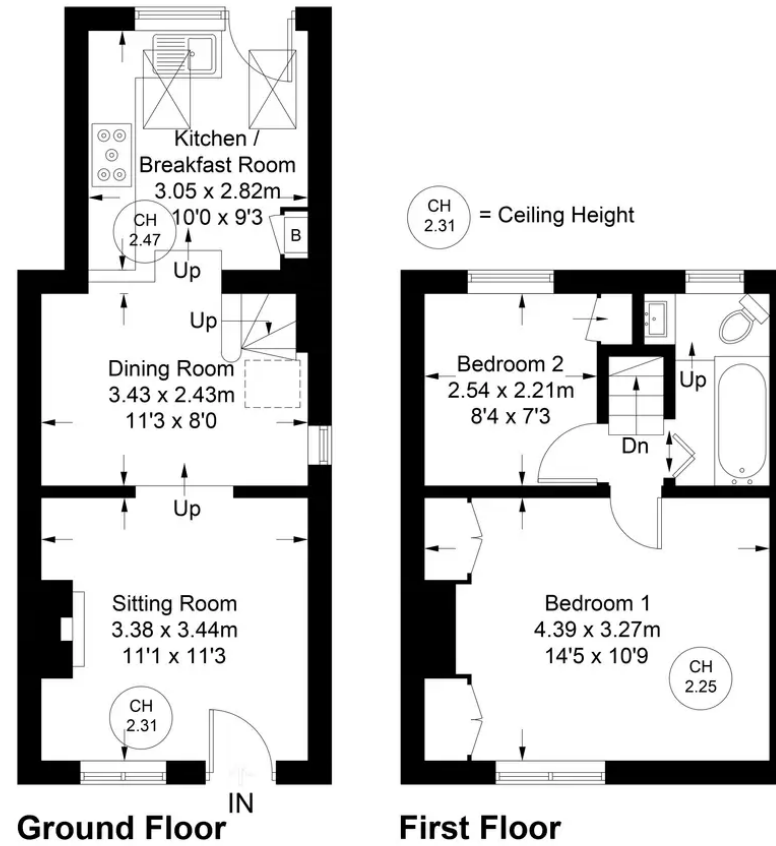
There is one off street parking space in front of the property

Rear garden

An paved patio leads to the remainder of garden which is laid to lawn. There is a timber shed and all is enclosed by panelled fencing. The garden enjoys a sunny westerly aspect and extends to 61'.



Approximate Gross Internal Area
Ground Floor = 29.9 sq m / 322 sq ft
First Floor = 26.2 sq m / 282 sq ft
Total = 56.1 sq m / 604 sq ft



Ground Floor

First Floor

Floor Plan produced for Robertsons by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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