



109 Wycombe Lane, Wooburn Green
£365,000



Robertsons

109 Wycombe Lane

Wooburn Green, High Wycombe

A terraced cottage situated close to the village centre, offered for sale with no upward chain. Sitting room, Kitchen, Two bedrooms, First floor bathroom, Gas central heating, Garden, Off road parking.

Council Tax band: D

Tenure: Freehold





Sitting room

Open fireplace with tiled surround and hearth, radiator, wall thermostat, stairs to first floor with under stairs storage cupboard, window to front

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for oven, space and plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, beamed ceiling, part tiled walls, stable door to garden, window to rear

First floor

Landing

Access to loft space

Bedroom 1

Airing cupboard housing foam clad hot water cylinder and shelved storage, radiator, window to front

Bedroom 2

Radiator, range of built in wardrobes, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, Mira shower over, low level W.C., wash hand basin with tiled splashback. part tiled walls, down lighters, radiator, shave point

Parking

There is a driveway which provides parking for one car

Rear garden

An area of patio leads to the remainder of garden which is enclosed by panelled fencing, shrubs and trees. There is a brick built store. The garden extends to 65'.

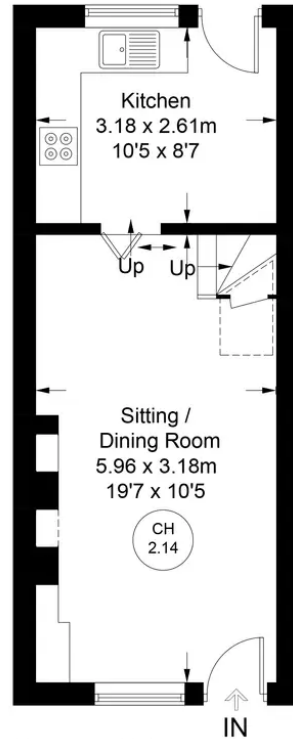


Approximate Gross Internal Area
 Ground Floor = 28.1 sq m / 302 sq ft
 First Floor = 27.8 sq m / 299 sq ft
 Store = 4.7 sq m / 50 sq ft
 Total = 60.6 sq m / 651 sq ft

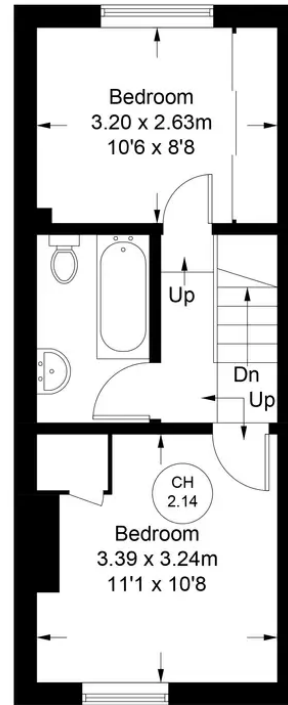


CH
2.14 = Ceiling Height

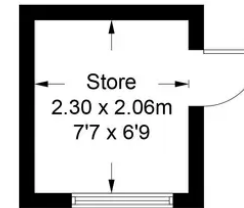
[Dashed line] = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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