



109 Wycombe Lane, Wooburn Green  
£355,000



# 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**

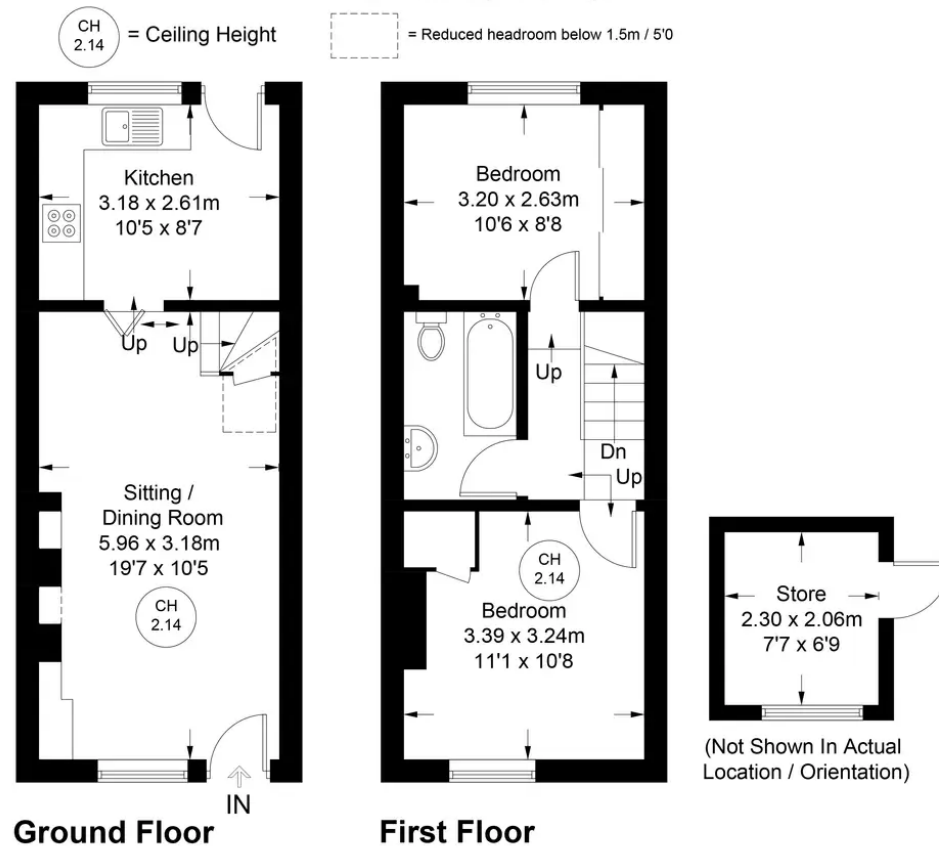
There is a driveway which provides parking for one car

#### **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



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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