



167 Wycombe Lane, Wooburn Green

£465,000



Robertsons

167 Wycombe Lane

Wooburn Green, Buckinghamshire

A beautifully presented and recently updated semi detached home situated within easy reach of the village green and amenities. Entrance hall, Sitting room, Kitchen opening to Dining room, Two bedrooms, Family bathroom, Gas central heating, Double glazing, Gardens, Off street parking for three/four cars. Viewing recommended.

Entrance hall

Stairs to first floor, radiator, tiled flooring, cupboard housing meters

Sitting room

Fireplace with Carrara marble hearth and Chesney cast iron wood burner, radiator, bay window to front, double doors to Dining room

Dining room

With feature fireplace, tiled flooring, radiator, double doors to garden

Kitchen

Fitted with a range of eye and base level units incorporating twin bowl sink unit with mixer tap, built in double oven, built in four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, part tiled walls, under unit lighting, two radiators, tiled flooring, LED down lighters, built in under stairs storage cupboard, door to side, window to rear, opening to Dining room





First floor

Landing

Access to loft space, radiator, window to side

Bedroom 1

With cast iron fireplace, recessed hanging space and space for wardrobes, radiator, two windows to front

Bedroom 2

With cast iron fireplace, radiator, laminate flooring, window to rear overlooking the garden

Bathroom

Refitted in 2015 with a white suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap and storage under, part tiled walls, radiator, cupboard housing wall mounted Vaillant gas fired central heating boiler and shelved storage, towel rail, window to rear

Parking

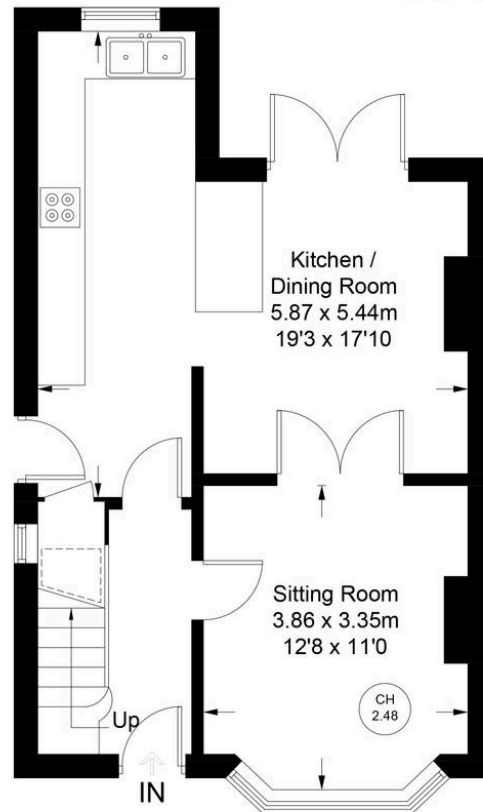
A block paved driveway provides parking for three/four cars

Rear garden

A paved patio leads with steps up to an area of lawn with flower and shrub borders. At the rear of the garden is a raised area of decking and a timber shed. All is enclosed by panelled fencing and extends to 62'



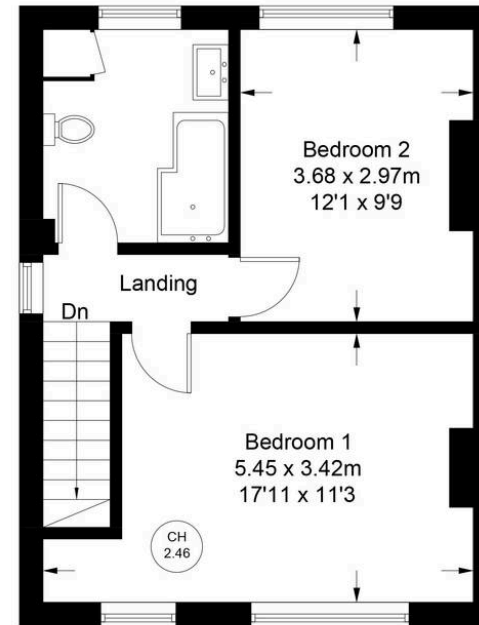
Approximate Gross Internal Area
 Ground Floor = 44.8 sq m / 482 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Total = 84.3 sq m / 907 sq ft



Ground Floor

CH
2.48 = Ceiling Height

[Dashed line] = Reduced head height below 1.5m



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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