



123 Wycombe Lane, Wooburn Green

£350,000



Robertsons

123 Wycombe Lane

Wooburn Green, Buckinghamshire

A delightful character cottage dating from 1881 in this ever popular village location. Sitting room with wood burner, Recently refitted kitchen with built in appliances, Bathroom, Utility lobby, Two double bedrooms, Double glazing, Off street parking, Rear garden. Viewing recommended.

Council Tax band: C

Tenure: Freehold

Sitting room

Attractive brick fireplace with cast iron wood burner, fitted shelving, window to front

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in oven, fitted four ring hob with extractor over, space for fridge/freezer, built in dishwasher, built in microwave, space for table, window to rear

Lobby

Airing cupboard housing foam clad hot water cylinder and shelved storage, tiled flooring, door to Utility lobby

Utility lobby

With space and plumbing for washing machine, tiled flooring, door to garden

Bathroom

White suite comprising panelled bath with mixer tap and Mira shower over, low level W.C., wash hand basin with mixer tap and cupboards under, tiled flooring, window to rear





First floor

Landing

Bedroom 1

Attractive brick built fireplace, window to front

Bedroom 2

Access to loft space, window to rear

Parking

There is off road parking for one car

Rear garden

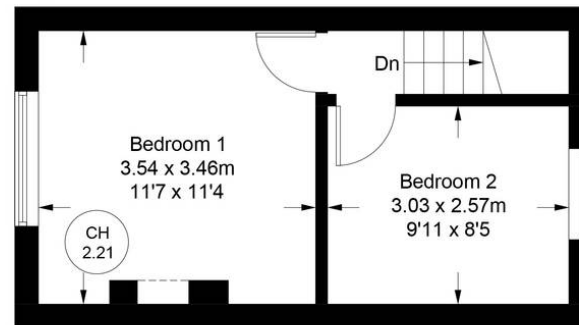
An area of patio leads with steps upto the remainder of garden which is laid to lawn. At the rear of the garden is a gravelled seating area. All is enclosed by panelled fencing and extends to X



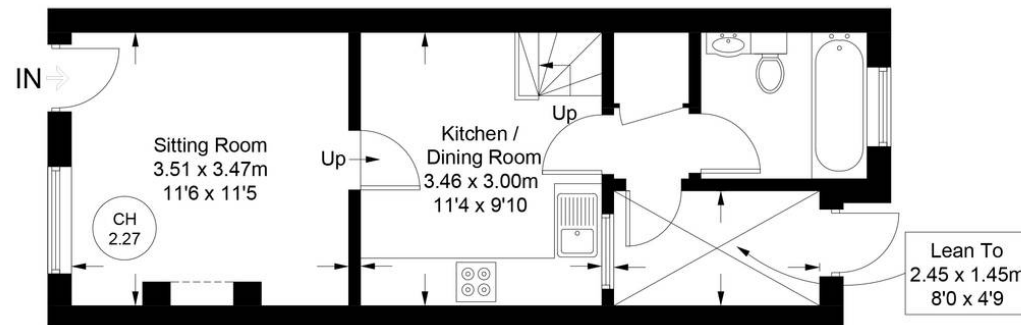
Approximate Gross Internal Area
 Ground Floor = 34.0 sq m / 366 sq ft
 First Floor = 23.1 sq m / 249 sq ft
 Total = 57.1 sq m / 615 sq ft



CH
2.27 = Ceiling Height



First Floor



Ground 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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