



HUNT & NASH

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# 7 Mayfield Road, Wooburn Green Buckinghamshire HP10 0HG

**ATTRACTIVE OLDER STYLE FAMILY HOME  
THREE BEDROOMS: TWO RECEPTION ROOMS: MODERN KITCHEN  
GROUND FLOOR BATHROOM: IN NEED OF UPDATING  
MATURE PRIVATE REAR GARDEN: PLENTY OF POTENTIAL  
CUL DE SAC: CLOSE TO LOCAL PRIMARY SCHOOL  
COUNCIL TAX BAND E: EPC RATING D  
NO ONWARD CHAIN**



Now in need of updating throughout this three bedroom family home offers plenty of potential and is offered to the market with no onward chain and immediate vacant possession upon completion.

The accommodation has been extended at ground floor level to provide a particularly spacious living room with an attractive exposed brick fireplace. The dining room has been remodelled to incorporate an open plan kitchen area with a range of wall and base units above and below fitted worktops with space for the usual appliances. Off the kitchen is a rear porch/small conservatory. A ground floor bathroom completes the accommodation downstairs.

On the first floor there are two double bedrooms, both with fitted/built in wardrobes, and a third, single bedroom. The main bedroom is of a particularly good size and there may be scope for an en suite, subject to any consent being sought.

The rear garden is mainly lawn with mature, well stocked flower and shrub borders. There is a small garden pond and space for garden sheds. A side return leads to the front of the property.

Within a short walk is Wooburn Green, a popular village with thriving shops, restaurants, pubs and excellent schools. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40. Beaconsfield station is also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line).

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

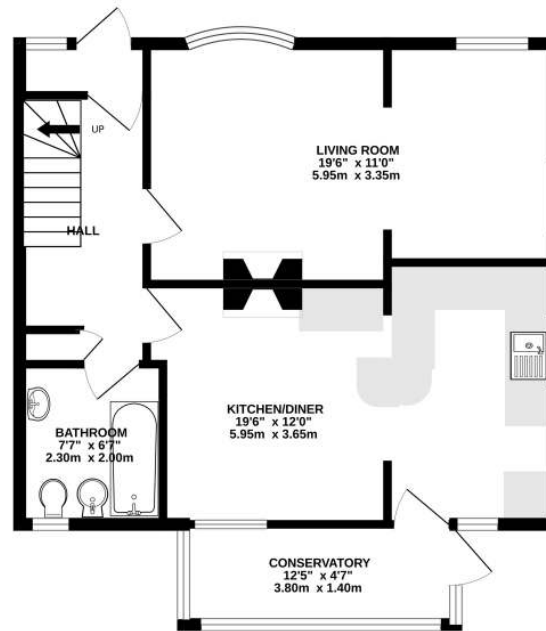
## **GUIDE PRICE . . . £499,950 . . . FREEHOLD**

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

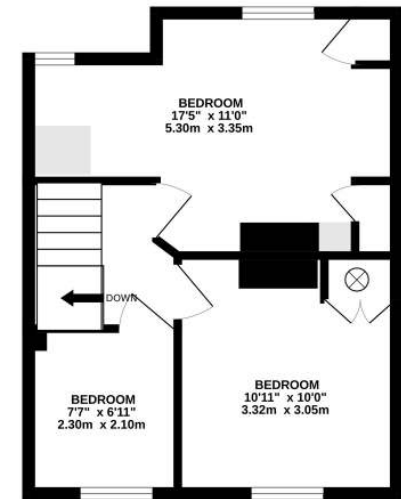
Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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