

# HUNT & NASH

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## TO LET

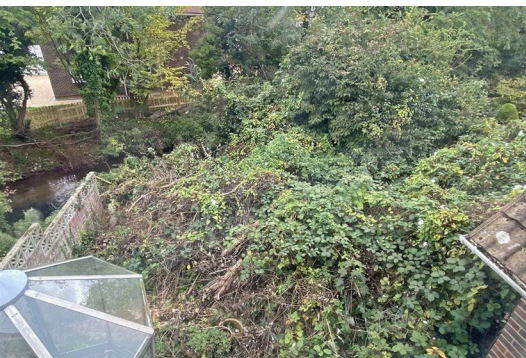
### Brookside Falcons Croft

Wooburn Moor, HP10 0NP

**£525,000**

 3  1  2  Tax Band F

In need of considerable refurbishment both inside and out offering an opportunity to create a lovely family home in a delightful setting adjoining the River Wye. Please call our offices for viewing times. Council Tax Band F. EPC Rating TBC. 01628 522568





Offered to the market with no onward chain and in need of complete renovation throughout, this detached family home offers a good opportunity for someone to create a lovely family home in a delightful setting within striking distance of all local amenities.

The property is well situated within catchment for the local Grammar Schools and easy access to the M30 at Junction 3.

The ground floor accommodation comprises of two reception rooms, a kitchen and a cloakroom. There are three bedrooms on the first floor with a shower room and there is an attached garage to the side of the property.

The rear garden is completely overgrown but from the first floor you can see that the garden extends to the River Wye .

Wooburn Green is 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 3 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line).

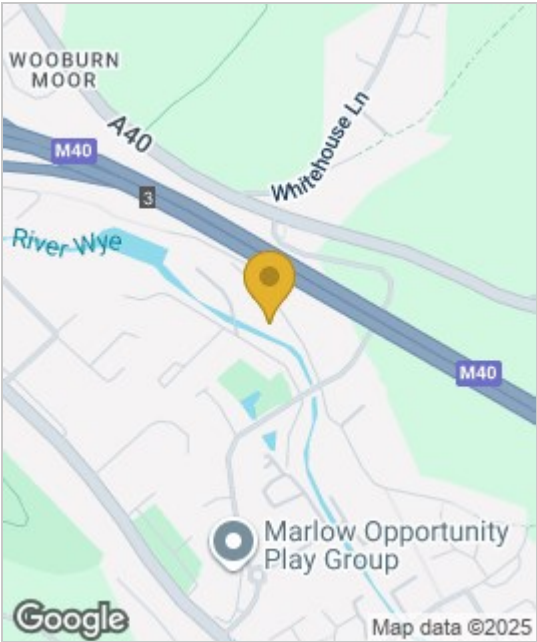
Tenure: Freehold

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

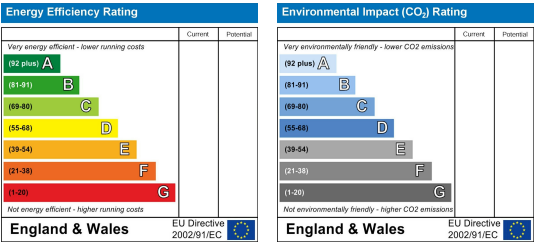
## Area Map



## Floor Plan



## Energy Efficiency Graph



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