



TUDOR MILL, WOOBURN GREEN
PRICE: £395,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**6 TUDOR MILL
RED LION WAY
WOOBURN GREEN
BUCKS HP10 0HU**

PRICE: £395,000 SHARE OF FREEHOLD

A superbly presented ground floor two bedroom maisonette situated in this pleasant small Tudor-style development with shared heated swimming pool by the Green and local shops & pubs.

**COMMUNAL GROUNDS WITH HEATED
POOL & BARBECUE AREA: TWO GOOD
SIZED BEDROOMS: BATHROOM
LIVING ROOM: FITTED KITCHEN
BEAMED CEILINGS: GAS CENTRAL
HEATING: DOUBLE GLAZING: GARAGE
PARKING: NO CHAIN ABOVE**

TO BE SOLD: Conveniently located within walking distance of the village Green and local shops and train station this well presented two bedroom ground floor maisonette is part of a popular small development with private grounds including shared swimming pool and terrace with barbecue area. Wooburn Green village caters for day to day needs. For the rail commuter there is the Chiltern line available at nearby Beaconsfield linking to Marylebone, London. Bourne End rail station links via Maidenhead to the Eilzabeth line. The motor user can access the M40/M25 from nearby Loudwater and the A404 Marlow bypass gives swift access to the motor access to the M4 at Maidenhead Thicket.

The accommodation comprises:

Entrance Lobby with Front door to:



INNER HALL with utility cupboard with space & plumbing for washing machine.



FITTED KITCHEN with a range of modern style base & eye level light gloss units, ample work surfaces with single drainer sink unit, gas hob with electric oven below & extractor canopy, space and plumbing for dish washer and fridge, concealed gas fired boiler, tiled floor.



BEDROOM ONE with aspect to front, built in wardrobe housing gas fired boiler, beamed ceiling, covered electric heater.

BEDROOM TWO with aspect to front, beamed ceiling built in wardrobes.

SHOWER ROOM fitted with a spacious tiled shower cubicle with shower controls, pedestal wash hand basin, low level wc, tiled floor, beamed ceiling.



OUTSIDE

There are well maintained lawned paved **COMMUNAL GARDENS** with outside swimming pool and barbecue



GARAGE PARKING for two cars one behind the other.

TENURE: Share of Freehold to be sold with a 999 lease.

MAINTENANCE CHARGES: Approximately £150 per calendar month inclusive of Buildings Insurance.

EPC Band D Council Tax Band D

Ref: BOU224

DIRECTIONS: From Bourne End head along the Cores End Road turning left at the roundabout onto Town Lane which takes you to Wooburn Green. As one passes the Green turn left before the Red Lion Pub into Whitepit Lane and first right into Red Lion Way. Tudor Mill will be found straight ahead with number 6 on the ground floor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details.

VIEWING For an appointment to view please call Andrew Milsom Bourne End on 01628 522666

Approximate Gross Internal Area
49.6 sq m / 534 sq ft

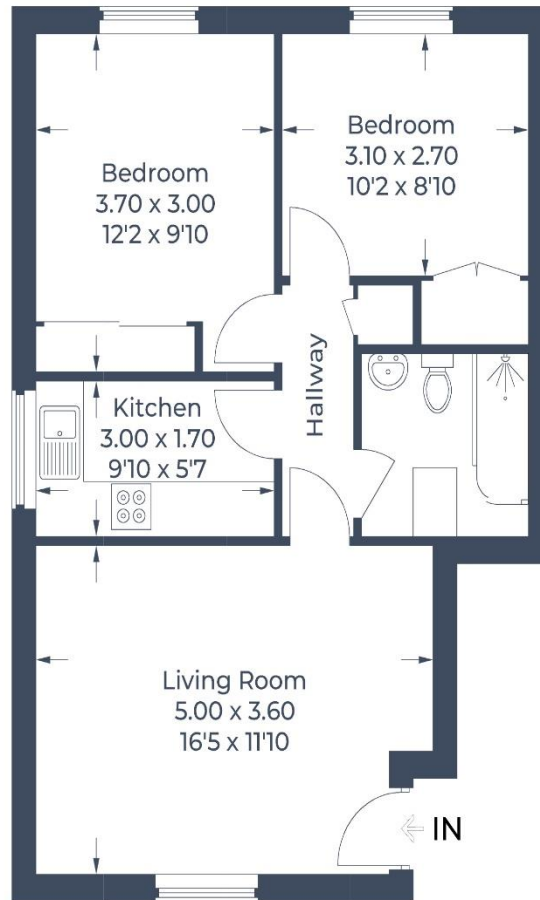


Illustration for identification purposes only,
measurements are approximate, not to scale.

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