

CRENDON **H**OUSE

Est. 1971



**22 Rushburn, Wooburn Green,
Buckinghamshire, HP10 0BT**

£625,000 - Freehold

Offered to the market with no onward chain, this spacious four-bedroom semi-detached family home occupies a sought-after location and presents an exciting opportunity for buyers looking to create a wonderful home tailored to their own style. Requiring modernisation throughout, the property offers generous and versatile accommodation, warm air heating system, a driveway providing parking for two or more cars and a beautiful garden backing directly onto the River Wye. The ground floor opens into an entrance hall, leading through to the kitchen/breakfast room. The generous living/dining room provides a wonderful space for both everyday family life and entertaining, with French doors opening directly onto the rear garden. There is also an additional reception space, offering flexibility as a family room, playroom or home office, together with a useful downstairs cloakroom. Upstairs, a spacious landing provides access to two useful storage cupboards and four well-proportioned double bedrooms, each benefiting from built-in wardrobes. A family bathroom completes the accommodation on the first floor. Outside, the property continues to impress with a beautiful rear garden that enjoys two patio areas, including one positioned at the foot of the garden, providing a particularly special place to relax and enjoy the peaceful outlook across the River Wye. The garden is mainly laid to lawn with colourful borders and gated side access. With its generous accommodation, sought-after setting, wonderful riverside garden and huge potential to modernise and personalise, this is a fantastic opportunity to acquire a substantial family home with a truly special feature.





Semi Detached Family Home

Sought-after Location

No Chain

4 Double Bedrooms

In Need of Modernisation

Backing The River Wye



Council Tax Band: E

EPC Rating: D

Crendon House – Wooburn Green

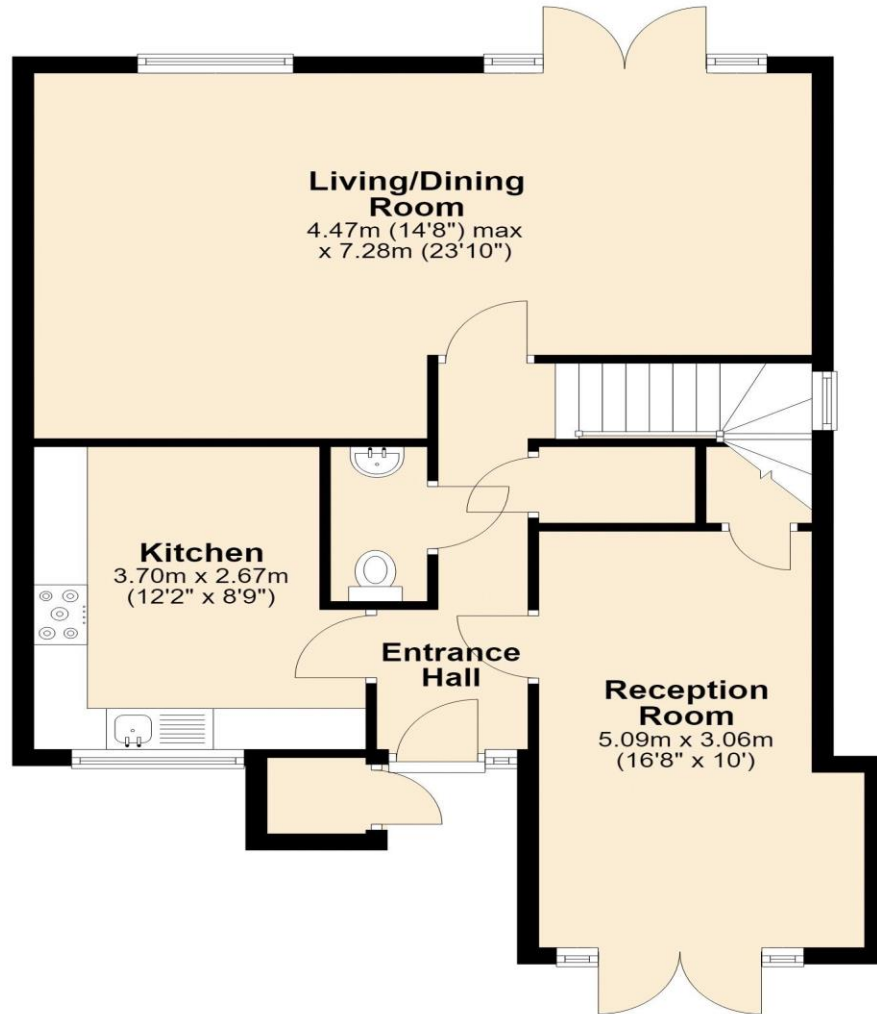
Tel: 01628 527766

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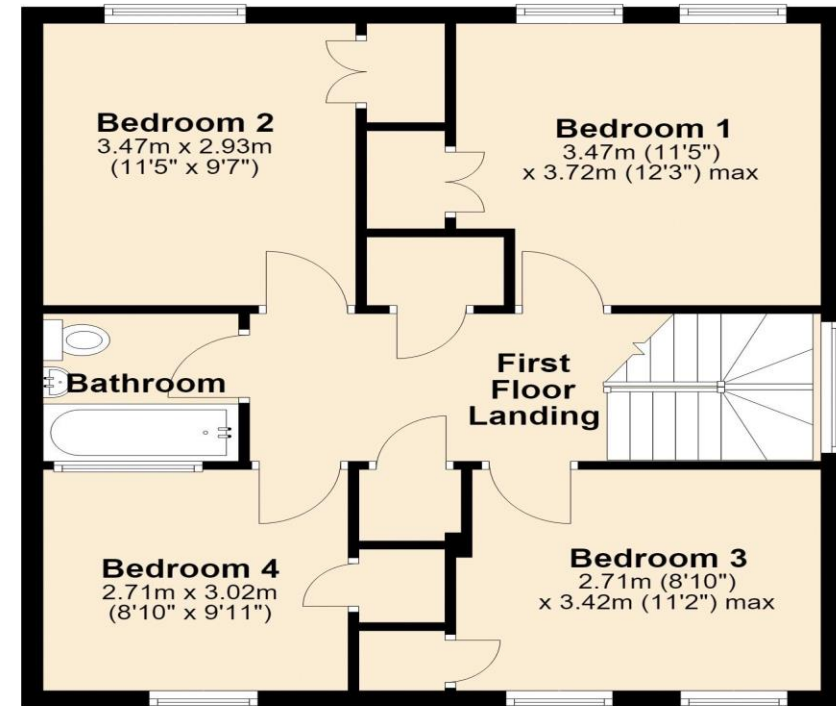
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www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 129.4 sq. metres (1393.0 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.