



14 Old Papermill Close, Wooburn Green  
£525,000



# 14 Old Papermill Close

Wooburn Green, High Wycombe

An attractive and spacious modern end of terrace home on this popular development. Entrance hall, Cloakroom, Dining room/Family room, Sitting room, Conservatory, Kitchen/Breakfast room, Three good sized bedrooms, Family bathroom, Gas central heating, Garden, Off road parking for two cars. Council Tax band: D

Tenure: Freehold

## Entrance hall

Stairs to first floor with under stairs storage cupboard, tiled flooring, wall thermostat

## Cloakroom

Low level W.C., wash hand basin with tiled splash back, fitted mirror, tiled flooring

## Dining room/Family room

Radiator, windows to front and side

## Sitting room

With double doors to Conservatory, two radiators

## Conservatory

With doors to garden, tiled flooring





### **Kitchen/Breakfast room**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven with extractor over, space for fridge/freezer, space and plumbing for washing machine, fitted breakfast table, part tiled walls, tiled flooring, window to rear, door to garden

### **First floor**

#### **Landing**

Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage

#### **Bedroom 1**

Radiator, window to front

#### **Bedroom 2**

Radiator, built in wardrobe, window to front

#### **Bedroom 3**

Radiator, two windows to rear

#### **Bathroom**

White suite comprising panelled bath with Aqualisa shower over, low level W.C., wash hand basin, radiator, part tiled walls, shaver point, window to rear

#### **Parking**

A driveway which runs down the side of the house provides parking for two cars

#### **Rear garden**

A paved patio leads to the remainder of garden which is laid to artificial grass. There is a timber summerhouse. All is enclosed by panelled fencing, enjoys a sunny south easterly aspect and extends to 29' (max.) x 34'.

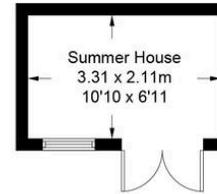


Approximate Gross Internal Area  
 Ground Floor = 56.7 sq m / 610 sq ft  
 First Floor = 47.6 sq m / 512 sq ft  
 Summer House = 6.9 sq m / 74 sq ft  
 Total = 111.2 sq m / 1196 sq ft

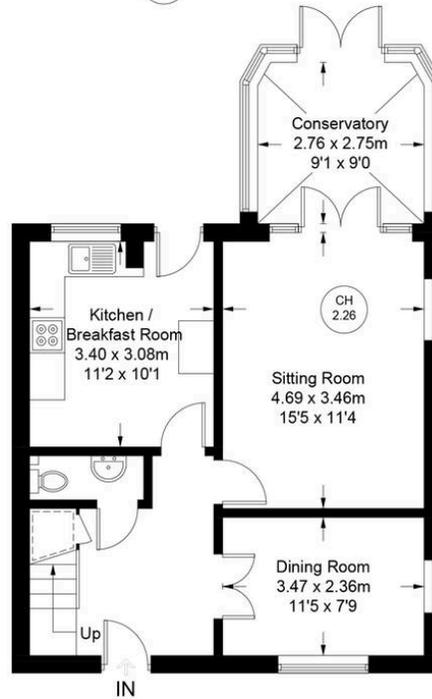


= Reduced headroom below 1.5m / 5'0"

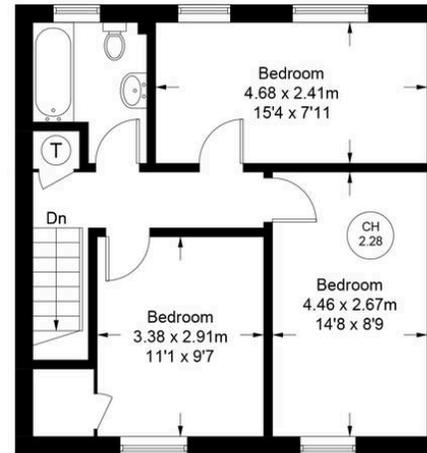
= Ceiling Height



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First 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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