



**9 ORCHARD DRIVE, WOOBURN GREEN**  
**PRICE: £425,000 FREEHOLD**

**am** ANDREW  
MILSOM



**9 ORCHARD DRIVE  
WOOBURN GREEN  
BUCKS HP10 0QN**

**PRICE: £425,000 FREEHOLD**

An attractive two bedroom modern end of terrace home with pleasant low maintenance style rear garden and garage in delightful setting between both Bourne End and Wooburn Green.

**DELIGHTFUL REAR GARDEN  
TWO BEDROOMS: BATHROOM  
LIVING ROOM: KITCHEN/DINING  
CONSERVATORY ROOM OPENING TO  
GARDEN: DOUBLE GLAZING  
GAS CENTRAL HEATING TO RADIATORS:  
GARAGE & PARKING: ST PAULS PRIMARY  
SCHOOL CATCHMENT: NO CHAIN**

**TO BE SOLD:** A well positioned two bedroom end of terrace modern home in good condition with level gardens and garage (closest to the house in adjacent block) - enjoying tucked away setting in small streamside development between Bourne End and Wooburn Green which both have shops for day to day needs, doctor's surgery and post office and schooling in the area is highly regarded. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield). There are railway stations in nearby Bourne End serving London Paddington, via Maidenhead, which will ultimately connect to Crossrail and also in Beaconsfield serving London Marylebone.

Accommodation comprises in greater detail:

Front door to

**LIVING ROOM** with aspect to front, wood laminate flooring, stairs to first floor.



**KITCHEN** fitted with a range of units with ample worktops which incorporate sink unit, gas hob, electric oven, space for fridge, space & plumbing for washing machine & slimline dishwasher, wall mounted gas boiler, breakfast bar divide and wide opening to



**DINING CONSERVATORY** with doors to garden

**FIRST FLOOR**

**LANDING** with access to loft space.

**BEDROOM ONE** with aspect to rear, built in wardrobes.



**BEDROOM TWO** with aspect to rear

**BATHROOM** with modern tiled suite comprising panelled bath with mixer tap & wall mounted shower and screen, wash hand basin, low level wc, airing cupboard, side window.



## OUTSIDE

**TO THE FRONT** with pathway to front door.



**REAR GARDEN** which is laid to level astroturf with paved patio, maturing borders and rear terrace/pergola and enclosure by panelled fencing.



**GARAGE** can be found to the immediate left hand side of the terrace and is the second in a block of 4 garages with parking in front.

**Ref: BOU 210**

**EPC BAND: D COUNCIL TAX BAND D**

**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Bourne End office proceed along the Cores End Road turning left at the roundabout in the direction of Wooburn Green. Turn first left into Stratford Drive and immediately right into Orchard Drive where number 9 will be found in the first close on the left in the right hand corner.

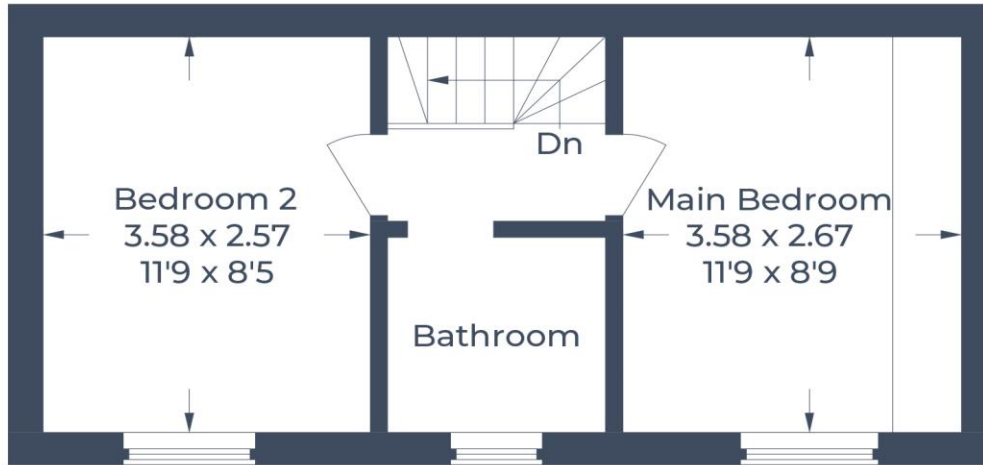
## MONEY LAUNDERING REGULATIONS:

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.

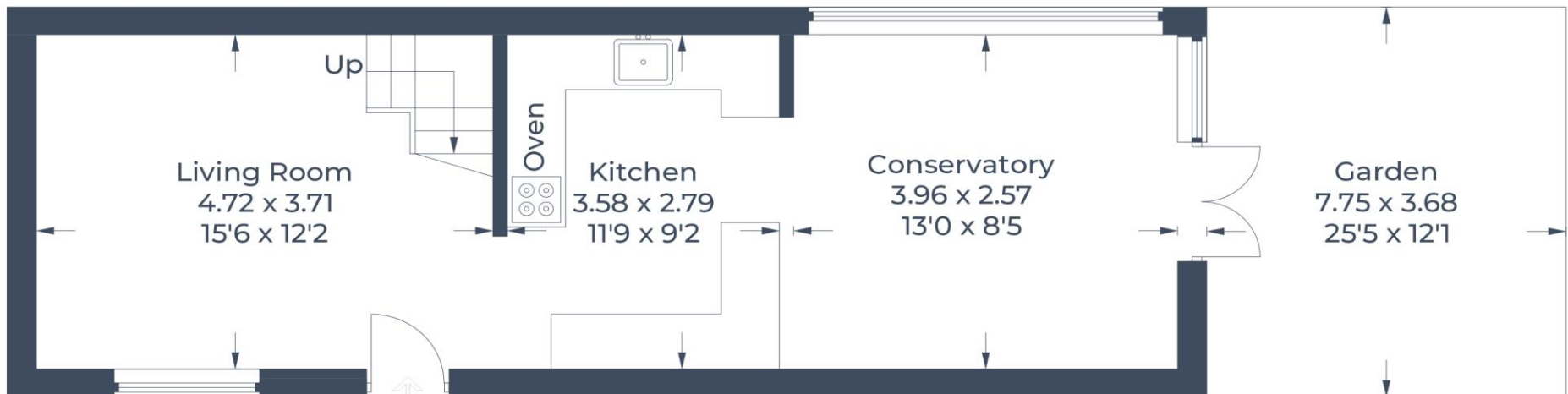
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



Approximate Gross Internal Area  
Ground Floor = 43.2 sq m / 465 sq ft  
First Floor = 29.2 sq m / 314 sq ft  
Total = 72.4 sq m / 779 sq ft



## First Floor



## Ground Floor