



8 ORCHARD DRIVE, WOOBURN GREEN
PRICE: £410,000 FREEHOLD

am ANDREW
MILSOM

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

PRICE: £410,000 FREEHOLD

An attractive two bedroom modern end of terrace home with superb new kitchen breakfast room, lovely sunny garden and garage in delightful setting between both Bourne End and Wooburn Green.

**WESTERLY FACING GARDEN
TWO DOUBLE BEDROOMS & BATHROOM
LIVING ROOM WITH MEDIA WALL
LUXURY KITCHEN/BREAKFAST ROOM
INTEGRATED APPLIANCES
QUARTZ WORKTOPS WITH TABLE/BAR
DOUBLE GLAZING
GAS CENTRAL HEATING TO RADIATORS
GARAGE & PARKING SPACE
ST PAULS PRIMARY SCHOOL CATCHMENT
NO CHAIN**

TO BE SOLD A most attractively presented two bedroom end of terrace modern home in excellent condition with outstanding south west facing level gardens and garage enjoying tucked away setting in small streamside development between Bourne End and Wooburn Green. Both villages 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. The accommodation comprises in greater detail with front door to:

LIVING ROOM a lovely reception space with aspect to front, built in media wall with storage shelving TV space etc, stairs to first floor, understairs cupboard.



KITCHEN/BREAKFAST ROOM beautifully fitted bright room with door to sunny garden, a range of modern units with ample quartz worktops which incorporate a butler sink unit with mixer tap, gas hob with extractor over and integrated electric oven, fixed quartz table/bar with cupboards below & aspect over garden, integrated washing machine, tumble dryer, slimline dishwasher and fridge/freezer, ladder radiator, wood effect flooring.



FIRST FLOOR

LANDING with half panelled walls, window to front access to loft space.,

BEDROOM ONE with aspect to rear.



BEDROOM TWO with aspect to front, with built in wardrobes with dressing area.



BATHROOM with white fully tiled suite comprising panelled bath with wall mounted shower and screen, wash hand basin, low level wc, airing cupboard housing gas fired boiler, heated towel rail, vinyl floor, window.



OUTSIDE

TO THE FRONT with pathway to front door.

REAR GARDEN which is south west facing and laid to level lawn with paved patio with rail way sleeper divide with inset lighting, maturing climbers on panel fencing, gated side access to path leading to rear of house and to the garages.



GARAGE can be found as the second from the left in in a block of 4 garages with parking in front.

Ref: BOU295

EPC BAND: C 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.



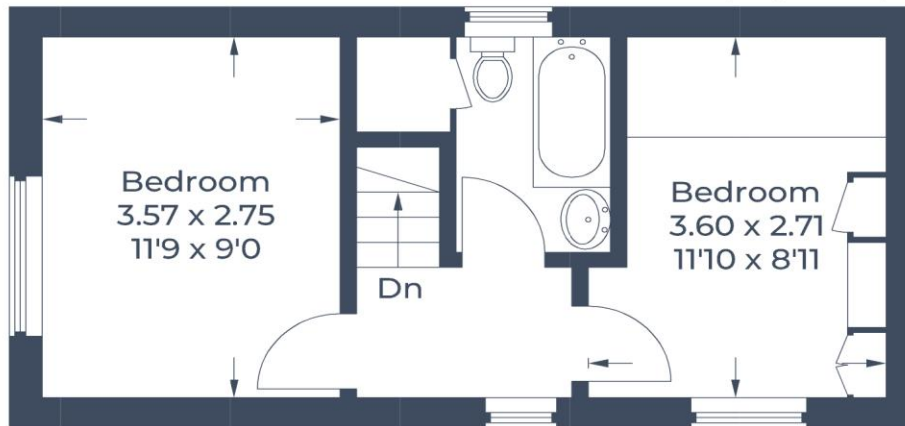
DIRECTIONS: from our Bourne End office proceed along the Cores End Road turning left at the roundabout in the direction of Wooburn Green. Turn first left into Stratford Drive and immediately right into Orchard Drive where number 8 will be found in the first close on the left in the left hand corner.

MONEY LAUNDERING REGULATIONS:

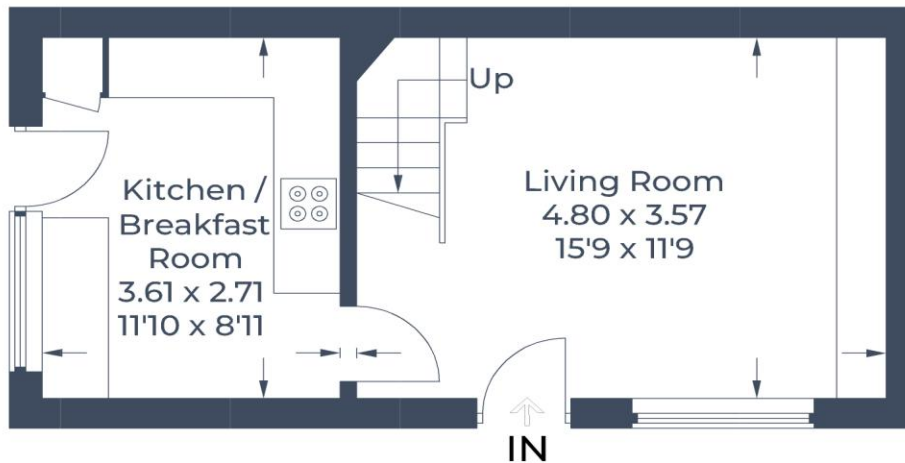
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

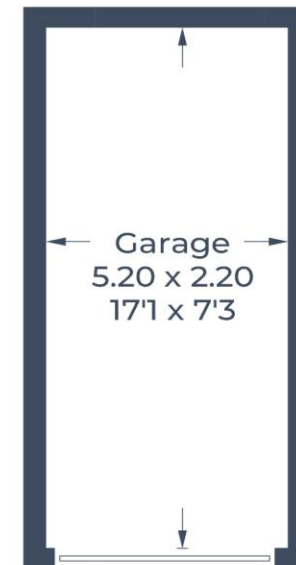
Approximate Gross Internal Area
Ground Floor = 27.8 sq m / 300 sq ft
First Floor = 27.5 sq m / 296 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 66.7 sq m / 719 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

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