

CRENDON **H**OUSE

Est. 1971



**22 Stratford Drive, Wooburn Green,
Buckinghamshire, HP10 0QH**

£525,000 - Freehold

Offered to the market with no onward chain, this versatile three/four-bedroom family home presents an exciting opportunity in a highly convenient location, just a short walk from St Paul's School. With two reception rooms, a ground-floor guest bedroom with en-suite facilities and excellent potential to extend, the property offers flexible accommodation to suit a variety of lifestyles. The accommodation is arranged over two floors and begins with an entrance hall leading through to a bright living room, which opens into a separate dining room with access to the rear garden. The fully integrated kitchen is well appointed, while a versatile fourth bedroom or family room benefits from its own en-suite shower room, making it ideal for guests, multi-generational living or a home office. Upstairs, there are three further bedrooms, with the main bedroom featuring built-in wardrobes, alongside a family bathroom. Outside, the property enjoys private gardens to the rear, fully enclosed with side access and mainly laid to lawn, complemented by colourful borders and a patio area ideal for outdoor dining and entertaining. To the front, a driveway provides parking for two cars. Further benefits include gas central heating and double glazing. With its flexible layout and potential to extend (STPP) this is a fantastic opportunity to create a wonderful long-term family home.





No Chain

Corner Plot

3 Bedrooms

Further Guest Bedroom with En-Suite

2 Reception Rooms

Driveway

Potential to Extend

Short Walk to St Pauls School

Council Tax Band: D
EPC Rating:

Crendon House – Wooburn Green

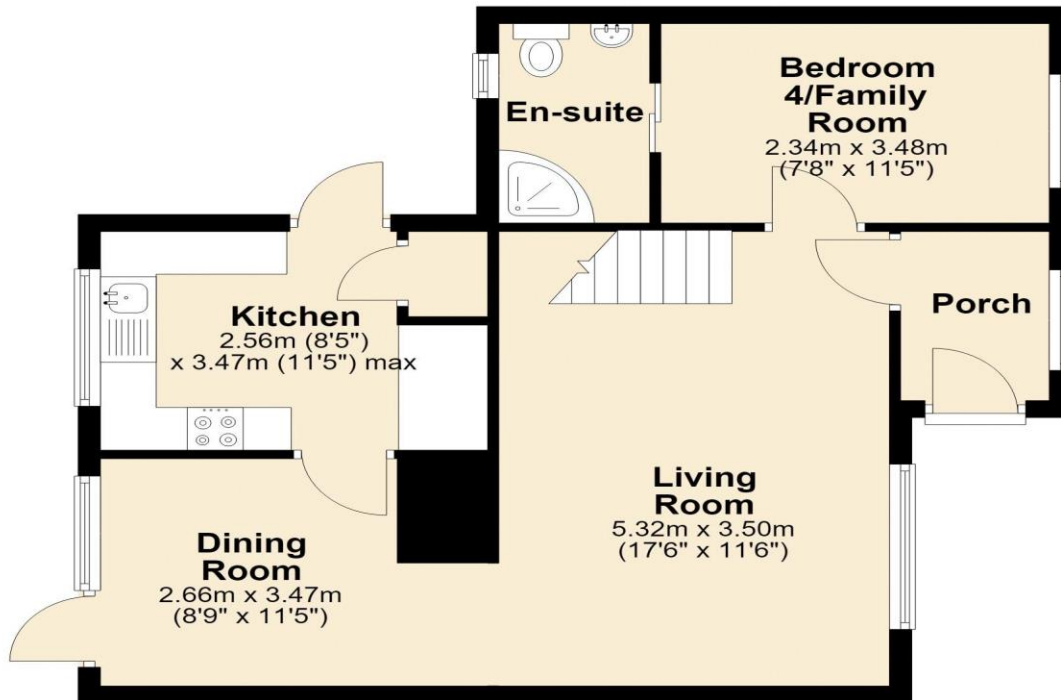
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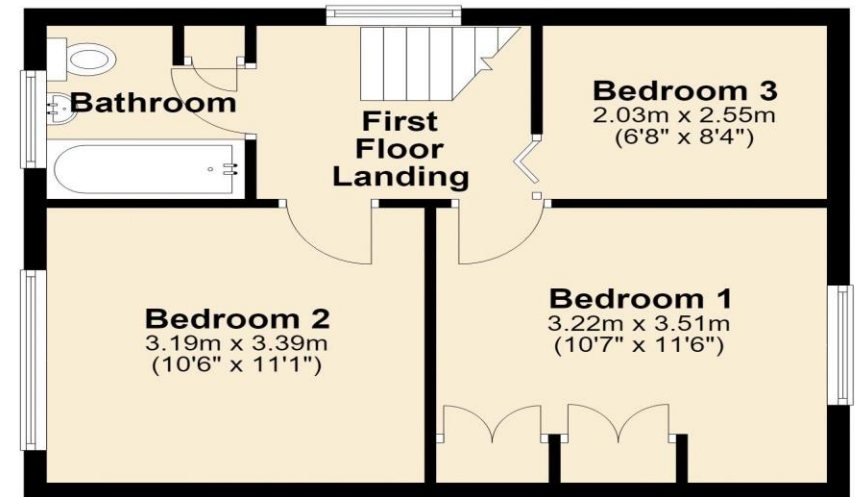
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www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 89.9 sq. metres (967.2 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.