



WYCOMBE LANE, WOOBURN GREEN
PRICE: £400,000 FREEHOLD

am ANDREW
MILSOM

**27A WYCOMBE LANE
WOOBURN GREEN
BOURNE END
BUCKS HP10 0HD**

GUIDE PRICE: £400,000 FREEHOLD

A modern two
bedroom semi-detached property with attractive high
ceiling to living room and secluded garden

2 BEDROOMS

DOWNSTAIRS CLOAKROOM

HIGH CEILING LIVING ROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

RESIDENTS PARKING

2 MIN WALK TO VILLAGE

NO ABOVE CHAIN

TO BE SOLD A modern two-bedroom semi-detached property, built 13 years ago consisting of two bedrooms, high vaulted ceiling to spacious living room, modern shaker style kitchen and very private no maintenance garden

Wooburn Green village centre is within strolling distance within proximity to rail station from Bourne end to Maidenhead to catch the Elizabeth line, wonderful walks around the area and good range of shopping facilities for day-to-day needs, doctors' surgery and post office. Ideal location for swift motor access to M4, M40/M25.

The accommodation comprises:

HALLWAY stairs to first floor. Door to :

CLOAKROOM : WC & Sink.

Door to Living room



LIVING ROOM with high angled ceiling incorporating three Velux windows, door leading to kitchen and French doors leading to the garden. Full height integrated wardrobe doors. Wall lights, laminate flooring & radiator



KITCHEN with a range of shaker style units, laminate worksurfaces, stainless steel sink unit with mixer tap, Gas hob with extractor fan over single Hoover oven. Integrated dishwasher, washer dryer and fridge/freezer.



BEDROOM ONE side aspect room with 2 windows overlooking the garden, carpeted flooring, downlighters, radiator



BEDROOM TWO with window and airing cupboard set into the wall housing boiler. Radiator



BATHROOM with panelled bath, wall mounted shower control with shower screen, wash hand basin with cupboards below, low level WC, heated towel rail, tiled walls & laminate flooring.

FIRST FLOOR carpeted landing and stairs leading to bedrooms and bathroom



OUTSIDE

GARDEN: Very private, south facing patio leading to a further secluded patio all being south facing enjoying all day sunshine



PARKING Situated across the road on a large gravel area specifically allocated for residential use



TENURE Freehold

BOU282 EPC BAND: C

COUNCIL TAX BAND: C

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office drive along the cores end road towards Wooburn Green

continue into Wycombe Lane where number 27a can be found on the left-hand side approached by steps, leading to a side door to the left. – Parking can be found on the right-hand side oppose the house.

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 = 34.1 sq m / 367 sq ft
First Floor = 20.3 sq m / 218 sq ft
Total = 54.4 sq m / 585 sq ft

