

# The **Frost** Partnership

Beaconsfield Office: T: 01494 681234 E: beaconsfield@frostweb.co.uk

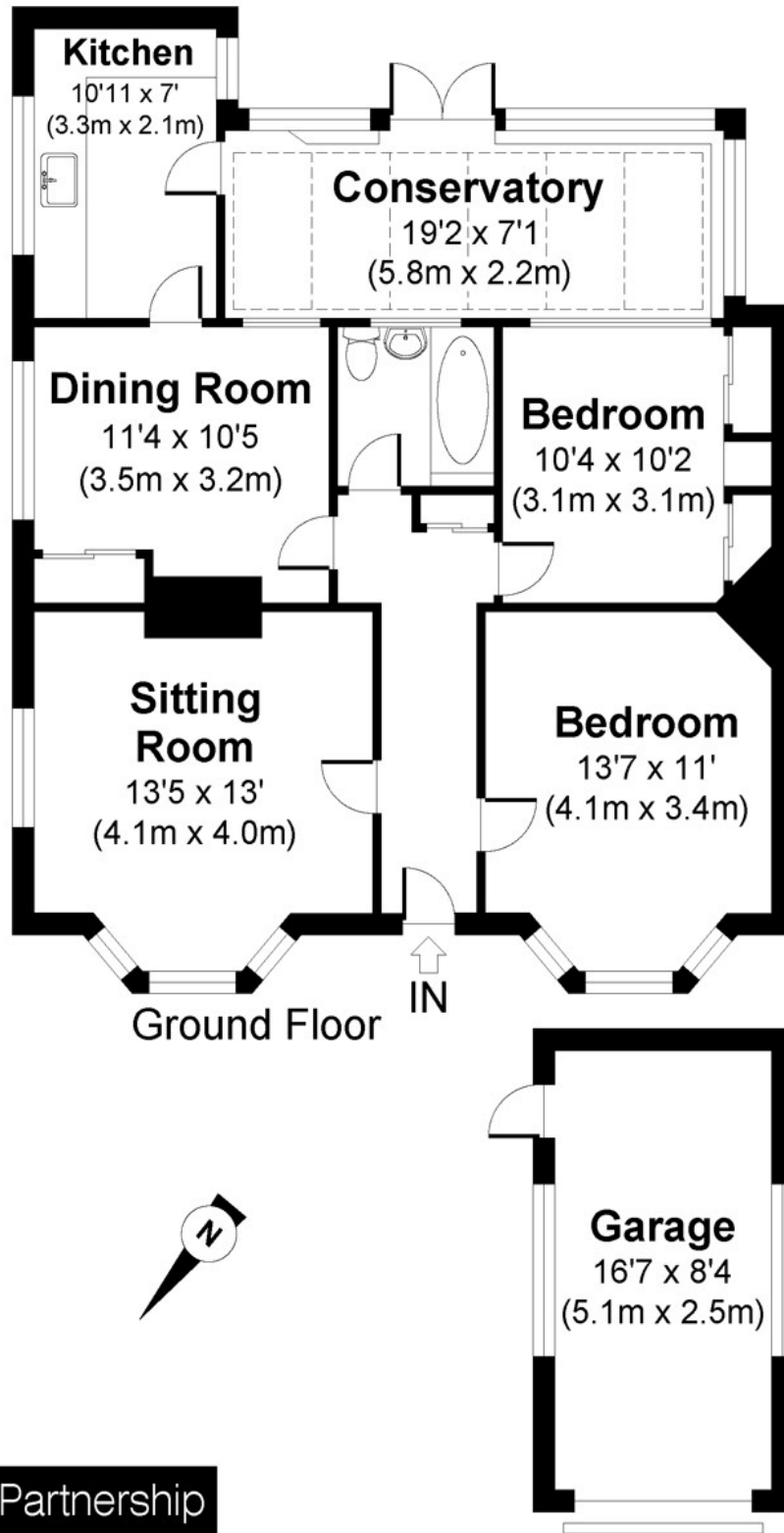
**Fairway, 1 Wash Hill Lea, Wooburn Green, Buckinghamshire, HP10 0JD**

**Price £500,000 Freehold**



- **BEST BIDS BY 4pm**
- **Superb views over open countryside**
- **No onward chain**
- **TUESDAY 20th JANUARY**
- **Potential to extend (stpp)**
- **Quiet private road location**

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**TheFrostPartnership**

**Wash Lea Hill, HP10 0JD**

**APPROX. GROSS INTERNAL FLOOR AREA 1012 SQ FT / 94 SQ M. INC. GARAGE**

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**BEST BIDS BY 4pm TUES 20th JANUARY. A detached bungalow offering tremendous scope to extend/redevelop, subject to planning permission, set in a quiet position, with beautiful views across open countryside.** Entrance hall, sitting room, dining room, two double bedrooms, kitchen, bathroom, conservatory, garage, parking, gardens in all approx 0.3 acres.

Wooburn Green is a small village on the outskirts of Bourne End and Beaconsfield. There are local shops for day to day needs and the larger town of Beaconsfield offers a more extensive range of amenities including Waitrose, Sainsburys and a Marks and Spencer Food Hall. Bourne End village is also close by and has a station serving London Paddington. The line to London Marylebone runs from both High Wycombe and Beaconsfield. The nearby A404 Marlow Bypass enables easy access to both the M4 (Junction 8/9) and the M40 (Junction 4) with the M40 also accessible from Junction 2 (Beaconsfield) and Junction 3 (Loudwater adjacent Tesco supermarket). The area enjoys excellent schooling, both state and private.

#### **Entrance Hall**

Radiator, access to loft. Doors to:-

#### **Sitting Room**

A double aspect room with bay window to front and window to side with secondary glazing. Coal effect gas fire with brick surround and quarry tiled hearth and mantel, radiator.

#### **Dining Room**

Window to side aspect and window into conservatory. Wall mounted fire with back boiler (replaced October 2012). Cupboard housing hot water tank, radiator, serving hatch to sitting room. Door to:-

#### **Kitchen**

Window to side aspect, window to garden. Fitted with a range of base and wall units with work surfaces. Stainless steel sink with drainer. Space and plumbing for washing machine, and space for free-standing electric cooker, free-standing fridge and freezer. Radiator, wall mounted heater, extractor fan and door to conservatory.

#### **Conservatory**

Part brick and glass construction. Double doors lead out to the rear garden with views over the countryside beyond.

#### **Bedroom One**

Bay to front aspect, radiator.

#### **Bedroom Two**

Window into conservatory. Fitted with a range of wardrobes and drawers with storage cupboards above, radiator.

#### **Bathroom**

Suite comprising bath with mixer tap and shower attachment, pedestal wash basin and low level WC. Part tiled walls, wall mounted heater, radiator, heated towel rail, frosted window to conservatory.

#### **Outside**

The front garden has a driveway leading down to the garage with an area of lawn and pathway leading to the front door. The rear garden has a paved patio with steps leading down a second patio area and a pathway leads to the remainder of the garden, being mainly laid to lawn, interspersed with mature trees and shrubs. Plot size of approximately 0.3 acre. Timber garden shed with light and power.

#### **Detached Single Garage**

With light and power, up and over door, side windows and personal door to garden.

#### **Directions**

From the offices of The Frost Partnership in Beaconsfield proceed along Gregories Road, which becomes Holtspur Top Lane to the mini roundabout. Turn right and left at the next mini roundabout onto Wooburn Green Lane (B4440). Proceed down the hill and through Wooburn Green village and follow Town Lane (A4094) to Bourne End. Just before the Church turn left into Wooburn Town and follow the road into Wash Hill. Wash Hill Lea is a short way up on the right hand side.

#### **Agents Note**

The Energy Performance Rating is F. Please contact us for a full copy of the Energy Performance Certificate (EPC).



**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.