



WYCOMBE LANE, WOOBURN GREEN
PRICE: £650,000

**195 WYCOMBE LANE
WOOBURN GREEN
BUCKS HP10 0HL**

PRICE: £650,000 FREEHOLD

Needing updating, a spacious four bedroom detached home on corner plot with lawned wrap- around gardens in popular setting on the outskirts of Wooburn Green

**ENTRANCE HALL
UTILITY & CLOAKROOM
KITCHEN/BREAKFAST ROOM
TWO LARGE RECEPTION ROOMS
FOUR BEDROOMS (THREE DOUBLES)
BATHROOM
FIRST FLOOR BALCONY
WRAP AROUND LAWNED GARDENS
GARAGE & DRIVEWAY PARKING
GAS CENTRAL HEATING TO RADIATORS**

TO BE SOLD This conveniently located four bedroom detached house offers a spacious interior with potential to modernise to create a lovely individual family home with side access off Juniper Lane to a detached garage and driveway parking. A first floor balcony overlooks the private southwest facing rear garden. The property sits at the bottom of Juniper Lane providing beautiful country walks up the lane and is situated close to Wooburn Green village centre which has shops for day to day needs, doctors surgery and post office. Schooling in the area is highly regarded. There is access to the M40 motorway at either Junction 3 (Wycombe East) or Junction 2 (Beaconsfield). There are railway stations in nearby Bourne End serving the Elizabeth Line via Maidenhead, and in Beaconsfield serving London, Marylebone. The accommodation comprises: Front door to:

ENTRANCE HALL stairs to First Floor Landing, large understairs storage cupboard.

CLOAKROOM with low level wc, wash hand basin, window.

UTILITY an excellent storage space with appliance space.

KITCHEN/BREAKFAST ROOM with aspect to front and door to side & featuring a range of wood fronted base & eye level units with ample worktops which incorporate a single drainer sink unit with mixer tap, space for cooker & space & plumbing for washing machine, spacious pantry, wall mounted gas fired boiler, space for table, hatch to dining area.



SITTING/DINING ROOM with aspect over and door to garden, a spacious reception space with sitting and dining areas.



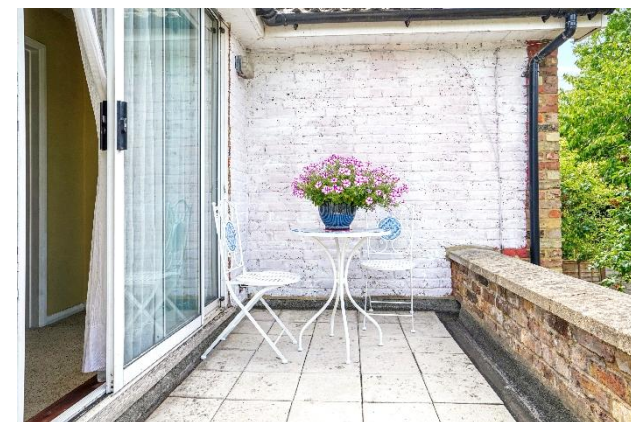
FAMILY/LIVING ROOM another spacious reception room with aspect to rear and side over gardens



FIRST FLOOR

LANDING with large, shelved storage cupboard and sliding patio door to

BALCONY with paved flooring and low brick enclosure, a delightful private and sunny space with pleasing view over rear garden.



BEDROOM ONE far reaching view to front, wash hand basin.



BEDROOM TWO with far reaching view over front, large, shelved built in wardrobe cupboard..



BEDROOM THREE with aspect to rear, large, shelved built in wardrobe cupboard.

BEDROOM FOUR with aspect to rear.



BATHROOM fitted with white suite of panelled bath with electric shower over, wash hand basin, low level wc, part tiled walls, window.



OUTSIDE

To the **FRONT** is well screened lawned garden with front terrace and steps to the front door. The lawn extends to the **SIDE** of the property alongside Juniper Lane beyond which there is driveway parking and a detached **GARAGE**.



TO THE REAR is a fence enclosed southwest facing lawned rear garden with paved patio. There are maturing trees and gated side access to the side driveway.



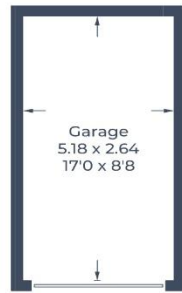
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EPC RATING: D **COUNCIL TAX BAND:** E

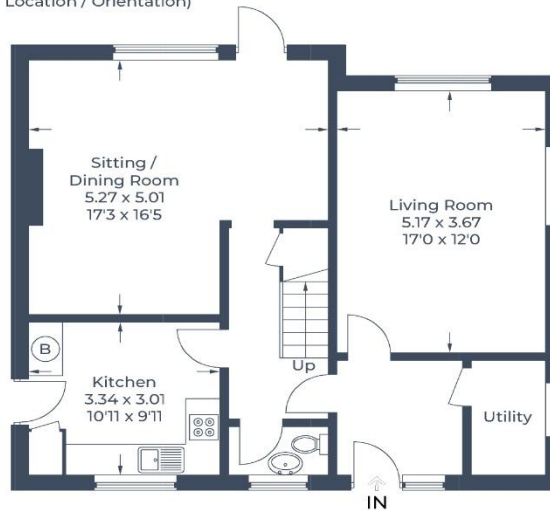
VIEWING: Please arrange a visit by contacting us on 01628 522 666 or bourneend@andrewmilsom.co.uk

DIRECTIONS: from Wooburn village green proceed along Wycombe Lane where number 195 Wycombe Lane will be found on the left hand side on the corner plot next to Juniper Lane.

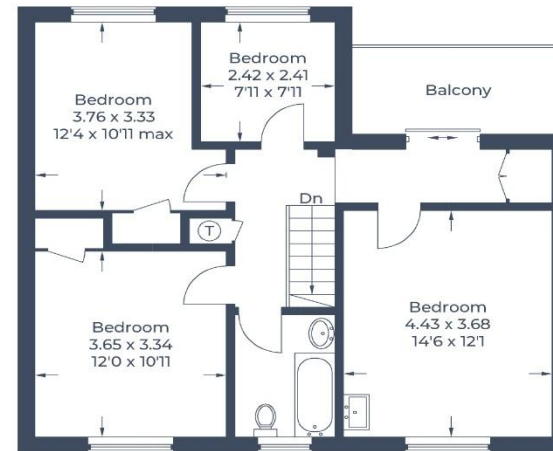
Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 First Floor = 64.4 sq m / 693 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 150.1 sq m / 1,615 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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

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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.