



93 Boundary Road, Wooburn Green
£539,000

93 Boundary Road

Wooburn Green, High Wycombe

A superbly presented semi detached character home which dates from 1907 in this popular village location. The property benefits from a detached self contained annexe/studio at the rear of the garden. Entrance lobby, Sitting room, Dining room, Kitchen, Utility room, Shower room, Bedroom 1 with en suite Bathroom, Bedroom 2 with en suite Shower room, Gas central heating, Double glazing, 113' rear garden, Parking for two cars, Annexe with Sitting room/Kitchen, Bedroom with en suite Bathroom. Viewing recommended.

Council Tax band: D | Tenure: Freehold

Entrance lobby: Stairs to first floor

Dining room: Radiator, tiled flooring, wall thermostat, windows to side and rear

Sitting room: Radiator, tiled fireplace with marble effect surround and hearth, bay window to front

Kitchen: Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Hotpoint oven, fitted furring gas hob with extractor over, space and plumbing for dishwasher, part tiled walls, tiled flooring, window to side, door to side

Utility room: Fitted with a range of eye and base level units, space for fridge/freezer, space and plumbing for washing machine, space for dryer, wall mounted gas fired central heating boiler, part tiled walls, tiled flooring, two windows to side

Shower room: Corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, part wooden panelled walls, heated towel rail, tiled flooring, window to side





First floor

Landing

Bedroom 1

Feature fireplace, radiator, built in wardrobe, windows to side and rear

En suite bathroom

White suite comprising panelled bath with mixer tap and rainfall shower over, low level W.C., wash hand basin, radiator, down lighters, tiled walls, heated towel rail, window to front

Bedroom 2

Feature fireplace, radiator, two windows to front

En suite shower room

Corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled flooring, window to side

Front garden/Parking

A gravelled driveway provides parking for two cars

Rear garden

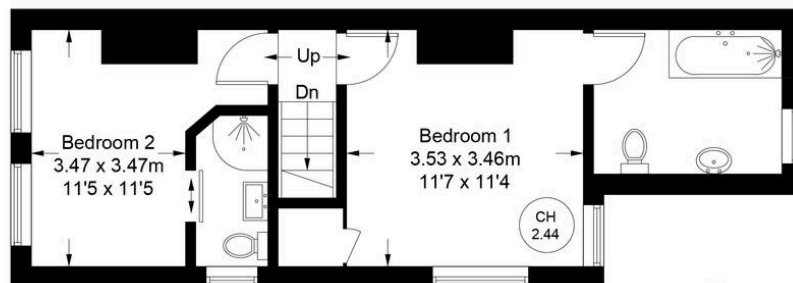
An area of patio leads with steps unto an area of decking. The remainder of garden is laid to lawn with flower and shrub borders, extending to 113'.

Annexe

Sitting room/Kitchen Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in fridge, built in washing machine, cupboard housing gas fired boiler (under floor heating), window to side, doors to rear garden Bedroom Window to rear, dimmer switch En suite Bathroom Panelled bath with mixer tap and rainfall shower, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, tiled flooring, down lighters, window to rear

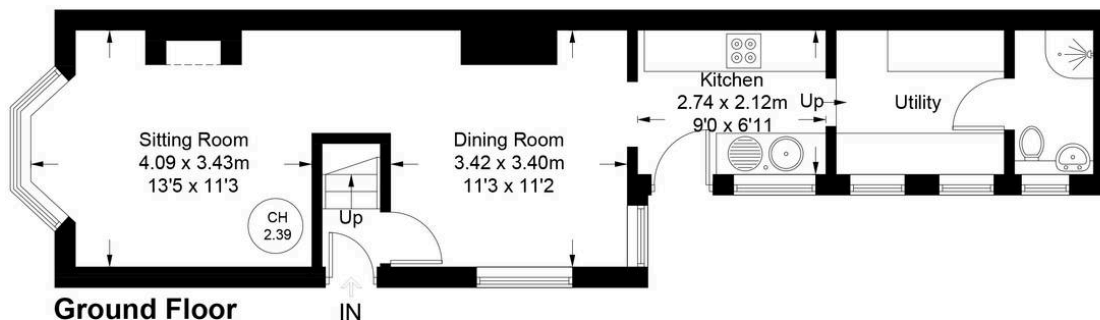


Approximate Gross Internal Area
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 33.9 sq m / 365 sq ft
 Outbuilding = 26.7 sq m / 287 sq ft
 Total = 103.9 sq m / 1118 sq ft



First Floor

CH 2.39 = Ceiling Height



Ground Floor



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Robertsons by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath – HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk



Robertsons