



CRENDON **H**OUSE

Est. 1971

**45 Wycombe Lane, Wooburn Green,
Buckinghamshire, HP10 0HD**

OIEO £400,000 - Freehold

A charming two-bedroom character cottage, beautifully presented throughout and ideally positioned within walking distance of The Green at Wooburn Green.

This delightful home seamlessly blends character features with modern living, offering a stylish open-plan layout to the ground floor.

Upon entering via the entrance porch, you are welcomed into a spacious living/dining area, centred around a striking brick-built fireplace complete with a solid wood-burning stove, creating a warm and inviting focal point. The contemporary kitchen is thoughtfully designed with a breakfast bar and provides direct access to the rear garden, making it perfect for both everyday living and entertaining.

Upstairs, the property offers two double bedrooms. The main bedroom benefits from bespoke built-in wardrobes & dressing table with a private en-suite, while the second bedroom is served by a modern family bathroom.

Externally, the landscaped, terraced rear garden enjoys a desirable west-facing aspect, ideal for afternoon and evening sun.

The property further benefits from a recently installed new roof with warranty, providing peace of mind for future owners.

A truly lovely home in a sought-after village location, early viewing is highly recommended.





Stunning Character Cottage

Close to Village Centre

Open-Plan Living

Beautiful Private Gardens

2 Double Bedrooms

2 Bathrooms

No Chain

Wood Burning Stove & Fireplace

Council Tax Band: D

EPC Rating: C

Crendon House – Wooburn Green

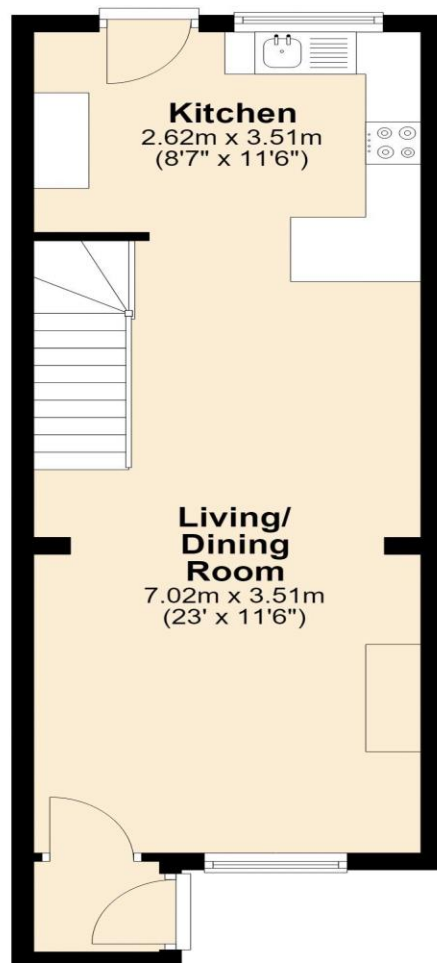
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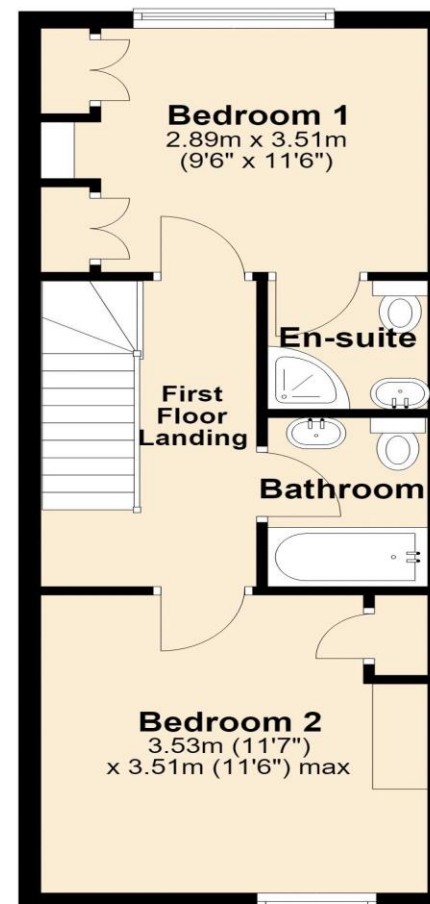
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Ground Floor



First Floor



Total area: approx. 71.5 sq. metres (769.1 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.