



16 STRATFORD DRIVE  
WOOBURN GREEN  
BUCKS HP10 0QH

**am** ANDREW  
MILSOM

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WOOBURN GREEN  
BUCKS HP10 0QH**

**PRICE: £499,950 FREEHOLD**

**A superbly appointed and cleverly extended three bedroom semi-detached home situated in this popular and convenient setting and within catchment and walking distance of St Paul's Primary School.**

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**28FT REAR GARDEN**

**THREE DOUBLE BEDROOMS**

**REFITTED BATHROOM WITH SEPARATE SHOWER**

**ENTRANCE HALL**

**GROUND FLOOR SHOWER ROOM**

**GOOD SIZE LIVING ROOM WITH FEATURE  
FIREPLACE AND INSET CAST IRON LOG BURNER**

**IMPRESSIVE 19FT KITCHEN/BREAKFAST ROOM**

**GAS CENTRAL HEATING TO RADIATORS**

**DOUBLE GLAZING • DRIVEWAY PARKING**

**USEFUL OUTBUILDING/HOME OFFICE  
WITH CLOAKROOM**

**FURTHER SCOPE TO EXTEND TO THE SIDE  
SUBJECT TO PLANNING CONSENT**

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**DIRECTIONS:** From our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue to the next roundabout turning left in the direction of Wooburn Green and after a short distance turn left into Stratford Drive.

**For an appointment to view please call  
Andrew Milsom Bourne End  
01628 522666**

**TO BE SOLD:** Situated within walking distance and catchment of the popular St Paul's Primary School, a considerably improved and extended three bedroom semi-detached home benefitting from many features which include an open plan kitchen/breakfast room, 19ft living room with cast iron log burner, recently fitted ground floor shower room, refitted family bathroom with separate shower, driveway parking, private rear garden and a useful outbuilding which could be utilised as a home office, workroom or playroom. Stratford Drive is located between both Bourne End and Wooburn Green village centres which provide a good range of facilities for day to day needs, sporting and social facilities. For the commuter access can be gained via the nearby M40 motorway or by rail from Bourne End railway station to London Paddington via Maidenhead. Bourne End also enjoys a picturesque stretch of the River Thames.

The accommodation comprises:

Panelled front door to:

**ENTRANCE HALL:** Wooden flooring, side aspect double glazed window.

**GROUND FLOOR SHOWER ROOM:** White suite comprising tile and glazed shower cubicle, pedestal wash hand basin, low level w.c., tiled floor, ladder style heated towel rail, double glazed frosted window.



**LIVING ROOM:** 19'6 x 18'5 maximum (5.94m x 5.61m) A front aspect room with feature fireplace with inset cast iron log burner, wooden flooring, television aerial point, stairs to first floor landing. Double doors to:



**KITCHEN/BREAKFAST ROOM:** 19'6 x 9'1 (5.94m x 2.77m) Refitted with a matching range of high gloss floor and wall units, quartz work surfaces incorporating a four seater breakfast bar, inset ceramic hob with extractor fan over, 1½ sink unit, electric oven, integrated dishwasher, fridge and freezer, tiled floor, double glazed window and sliding doors to garden.



## FIRST FLOOR

**LANDING:** Access to loft space, side aspect double glazed window.



**BEDROOM ONE:** 11'9 x 11'9 (3.58m x 3.58m) A front aspect room with double glazed window, radiator.

**BEDROOM TWO:** 11'9 x 10'3 (3.58m x 3.12m) A rear aspect room with double glazed window, radiator.

**BEDROOM THREE:** 14'1 x 7'1 (4.29m x 2.16m) A front aspect room with double glazed window, radiator.



**FAMILY BATHROOM:** Refitted white suite comprising tile enclosed bath with mixer taps and shower attachment, separate tile and glazed shower cubicle, pedestal wash hand basin, low level w.c., tiled floor, ladder style heated towel rail, double glazed frosted windows.

## OUTSIDE

To the **FRONT** of the property is a small area of lawned garden with shingle driveway leading down the side of the property where there is gated access leading to:



**THE REAR GARDEN** which measures 28ft in length and is enclosed by both panel fencing and brick walling. The rear garden is predominantly laid to lawn with a cobbled patio area and pathway leading to gated rear access, timber garden shed with plumbing for washing machine. **OUTBUILDING** 18'10 x 7'10 (5.74m x 2.39m) which could be utilised as a home office, workroom or playroom with double glazed window, range of fitted cupboards, wash basin, electric heater, wooden flooring and **CLOAKROOM** comprising low level w.c., suspended wash hand basin.

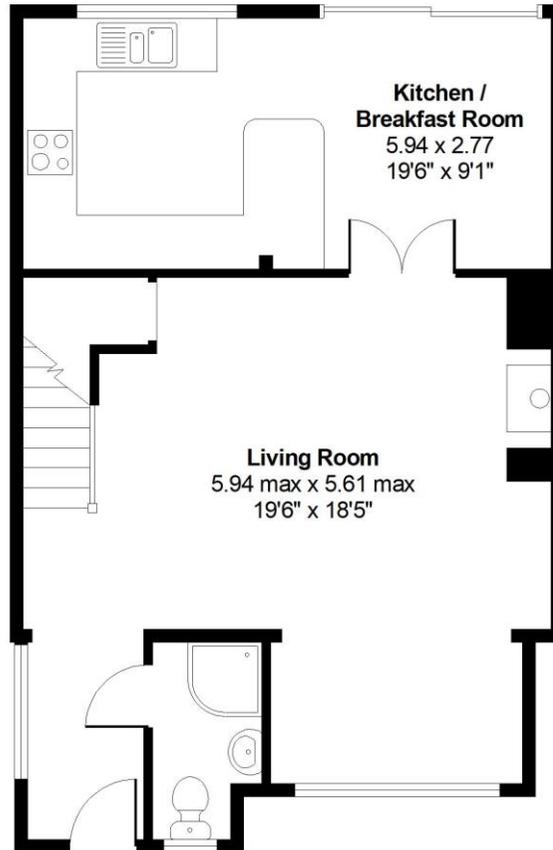
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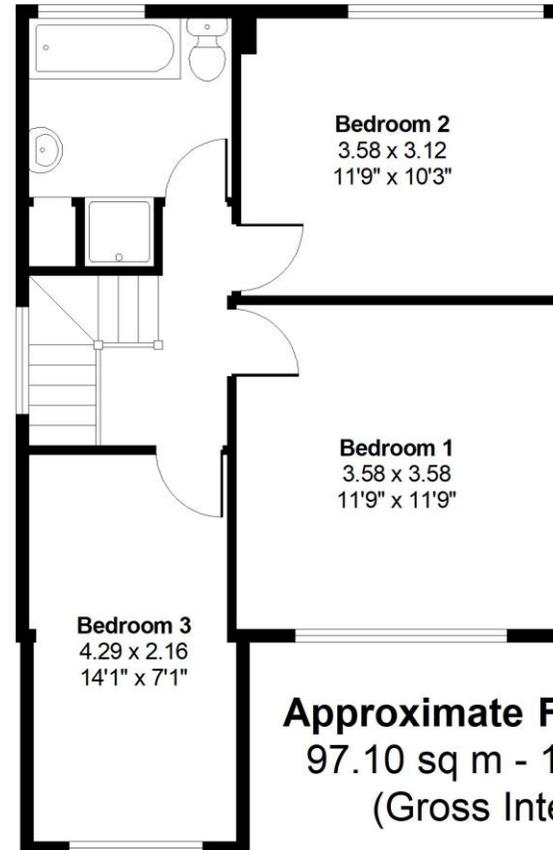
*For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.*

NOT TO SCALE

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**Ground Floor**



**First Floor**

**Approximate Floor Area**  
97.10 sq m - 1045 sq ft  
(Gross Internal)