



Patterson Court, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0FD

A modern and well-presented terraced home in sought after location.

| Modern Terraced Family Home | Popular, Convenient and Quiet Location | Reception Hall | Cloakroom/WC | Lounge with Doors to Garden | Good Size Kitchen/Dining Room | Landing | Three Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Enclosed West Facing Garden | Off Street Allocated Parking for 2 Cars | Viewing Recommended |

Situated in a convenient, quiet and very popular location, a well presented modern terraced home which has the benefit of double glazing and gas central heating, enclosed west facing garden and allocated parking. The accommodation is well planned with a pleasant reception hall with downstairs cloakroom/wc, a good size lounge and a fitted kitchen/dining room and there are three bedrooms and a bathroom on the first floor. Viewing is strongly recommended.

Price... £485,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Patterson Court is situated on the fringe of Wooburn Green village which has a large central green with a variety of shops which cater for most day-to-day needs, bars, cafes and restaurants. There is a choice of supermarkets close by and the busier towns of Beaconsfield and High Wycombe, as well as Bourne End, are all easily accessible, all with railway links to London.



DIRECTIONS

Leave High Wycombe on the A40 London Road and continue for approximately two and three quarter miles until reaching the roundabout at Junction 3 of the M40. Take the first exit, continuing on London Road, and take the third turning right into Watery Lane. Follow the road to the roundabout at the end, turn right and at the traffic lights turn left onto Wycombe Lane. Take the first turning left onto Glory Mill Lane, first left again into Magnolia Way, bear to the right then left into Patterson Court then turn left at the end in to the parking area.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

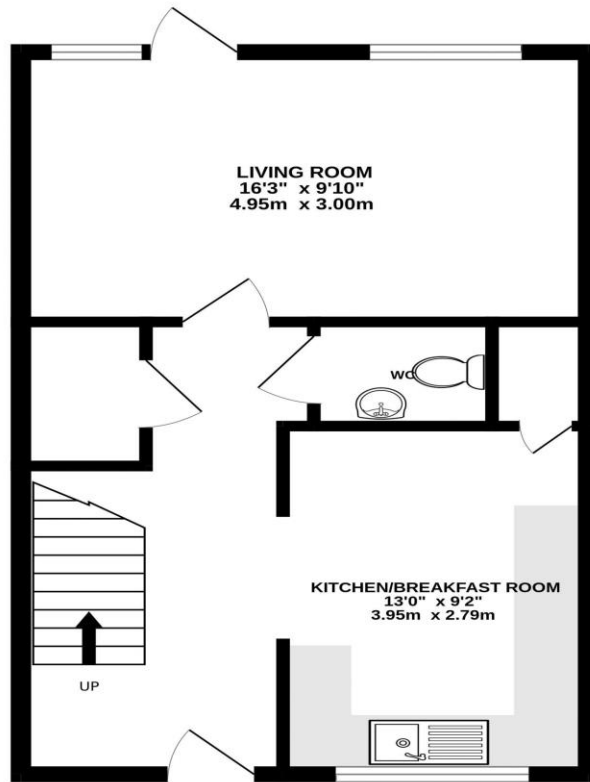
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



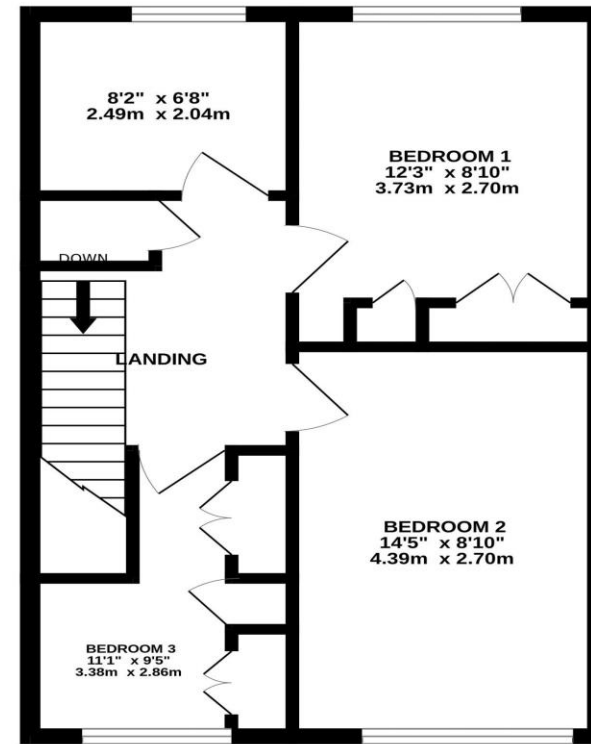
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership