



GILBEY WALK, WOOBURN GREEN
PRICE: £595,000 FREEHOLD



**12 GILBEY WALK
WOORBURN GREEN
BUCKS HP10 0QL**

PRICE: £595,000 FREEHOLD

A superbly appointed four bedroom end of terrace home situated in this popular setting close to both Wooburn Green and Bourne End villages.

FRONT AND REAR GARDENS

**MAIN BEDROOM WITH
ENSUITE SHOWER ROOM**

THREE FURTHER BEDROOMS

FAMILY BATHROOM

ENTRANCE HALL • LIVING ROOM

OPEN PLAN KITCHEN AND DINING ROOM

UTILITY ROOM • CLOAKROOM • GARAGE

GAS CENTRAL HEATING • DOUBLE GLAZING

ST PAUL'S PRIMARY SCHOOL CATCHMENT

TO BE SOLD This four bedroom family home has been considerably extended and improved by the current owners and offers such features as a main bedroom with en-suite shower room, three further bedrooms, a superb open plan kitchen/dining space, utility room and a private rear garden. The property offers views over open countryside to both the front and rear aspects and is situated close to the popular St Paul's Church of England First School and is situated just a mile or so from Bourne End. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, good schooling and enjoys a picturesque stretch of the River Thames. For the commuter access to London can be gained by the nearby M4 and M40 motorways or by rail from Bourne End railway station to London Paddington via The Elizabeth Laine at Maidenhead.

The accommodation comprises:

UPVC front door to leading to:

ENTRANCE HALL Timber floor, radiator, stairs to first floor landing and under stairs storage.

CLOAKROOM Low level w.c., heated towel rail, wall mounted vanity unit, wood flooring, double glazed window.



LIVING ROOM 12'11 x 11'3 (3.94 x 3.43m) Double glazed window to front, radiator, solid wood floor, television aerial point.



DINING ROOM 8'6 x 8'3 (2.59 x 2.51m) Double glazed patio doors and radiator.



KITCHEN/DINER 18'0 x 13'0 maximum (5.49 x 3.96m) Fitted with a range of wall and base units, integrated dishwasher, gas range with dual fuel oven and cooker hood over, space for fridge/freezer, radiator, double glazed window and patio doors to rear, solid wood floor, 1¼ bowl stainless steel sink and drainer.

UTILITY ROOM Fitted with wall and base units, stainless steel 1¼ sink and drainer, double glazed window, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

LANDING Access into loft space and linen cupboard.

MAIN BEDROOM 15'5 x 8'6 (4.70 x 2.59m) Fitted wardrobes, double glazed window and radiator.





ENSUITE SHOWER ROOM Tile and glazed shower cubicle, vanity unit, low level w.c., heated towel rail, double glazed window and part tiled walls and floor.



BEDROOM TWO 11'5 x 10'4 (3.48 x 3.15m) Double glazed window to rear and radiator.

BEDROOM THREE 11'10 x 8'6 (3.61 x 2.59m) Double glazed window to front and radiator.



BEDROOM FOUR 8'5 x 6'10 (2.57 x 2.08m) Radiator and double glazed window to front.



FAMILY BATHROOM Fitted suite comprising panel bath with mixer taps and shower attachment, vanity unit, low level w.c., heated towel rail, part tiled walls and floor and double glazed window.

OUTSIDE

To the **FRONT** the property is accessed via a walkway from the road. The front garden is mainly laid to lawn with a pathway leading to front door, gated side access to the rear garden. The **REAR GARDEN** is mainly laid to lawn and measures approximately 32ft in length with fence panel surround and patio area to the rear with gated access into the parking area. The **PARKING AREA** is for residents of Gilbey Walk and is located to the rear and there is a **SINGLE GARAGE** in a nearby block.

EPC BAND C

REF MNB

COUNCIL TAX BAND: D

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 and furnishings.

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.

DIRECTIONS From our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road, then turning left at the roundabout towards Wooburn Green, taking your next left onto Stratford Drive, then take second right where Gilbey Walk can be found shortly along on the right hand side.

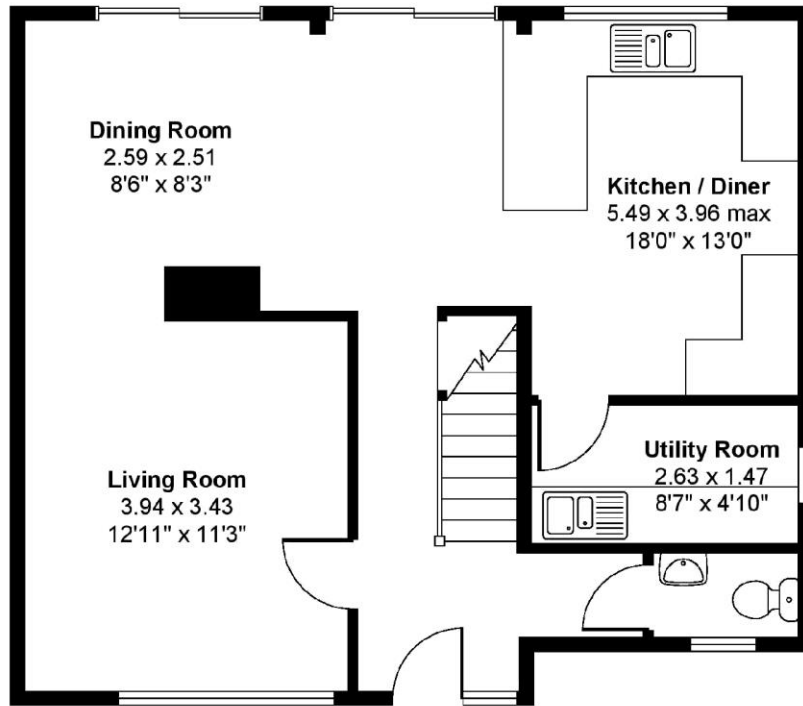
VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.



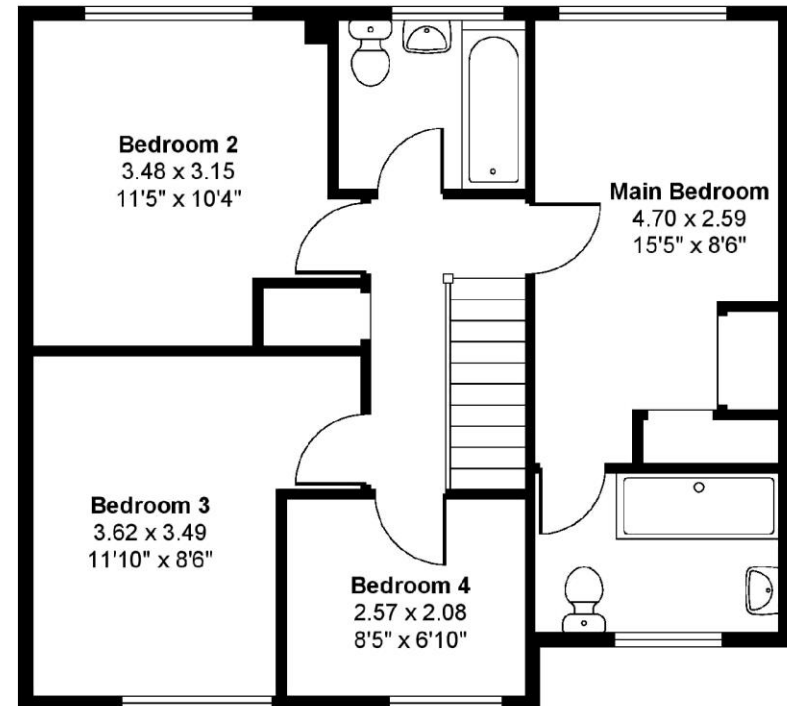
NOT TO SCALE

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Approximate Floor Area
112.69 sq m - 1213 sq ft
(Gross Internal)



Ground Floor



First Floor