



8 WOOTTON DRIVE, WOOBURN GREEN
PRICE: £399,950 FREEHOLD

am ANDREW
MILSON

**8 WOOTTON DRIVE
WOOBURN GREEN
BUCKS HP10 0SU**

PRICE: £399,950 FREEHOLD

An attractive two bedroom semi-detached home situated on a popular development in Wooburn Green.

**PRIVATE FRONT & REAR GARDENS:
ENTRANCE PORCH: LIVING/DINING ROOM:
TWO DOUBLE BEDROOMS:
REFITTED KITCHEN:
REFITTED SHOWER ROOM:
GARAGE & DRIVEWAY PARKING.**

TO BE SOLD: rarely available, this two bedroom property has undergone a full modernisation programme by the current owners and offers spacious and well-proportioned accommodation to ground and first floor which comprises of recently refitted kitchen and shower room, landscaped private rear garden, two good sized bedrooms, living/dining room, off street parking and garage. Wooburn Green village centre has shops for day to day needs, doctor's surgery, post office and schooling in the area is highly regarded. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield). There are railway stations in nearby Bourne End serving London Paddington, via Maidenhead, which will ultimately connect to Crossrail and also in Beaconsfield serving London Marylebone. The accommodation comprises:

Upvc front door to **ENTRANCE PORCH** radiator, consumer unit and door to



KITCHEN refitted with a range of Shaker style units with quartz surfaces over, integrated dishwasher, ceramic Belfast sink, gas Range with five ring burner hob with electric oven under and cooker hood over, integrated fridge and freezer, radiator and double glazed window to front.



LIVING/DINING ROOM stairs to First Floor with storage under, television aerial point, radiator, double glazed doors into rear garden.

FIRST FLOOR

LANDING airing cupboard housing lagged cylinder.



BEDROOM ONE double glazed window to rear, wood panelling, radiator, access into loft space, storage cupboard.



SHOWER ROOM refitted suite comprising walk in double shower cubicle with dual head shower unit, low level w.c., vanity unit with sink over and storage under, double glazed frosted window, fully tiled walls, heated towel rail and tiled floor.



BEDROOM TWO double glazed window to front, radiator.

OUTSIDE

TO THE FRONT is a garden mainly laid to lawn with block pavior driveway providing off street parking and paved pathway to front door.

TO THE REAR the garden is landscaped with area of gravel to the rear of the property and steps to an area laid to lawn with mature shrub borders and beds with a further area of raised decking with timber fence panel and brick wall surround.

GARAGE with electric roller door, power and light, space and plumbing for utilities, wall mounted gas central heating boiler and personal door to rear.

000024850324 **EPC BAND: TBC**

COUNCIL TAX BAND: C

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode HP10 0SU entering into Wootton Drive the subject property will be found on the right hand side.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area
Ground Floor = 30.5 sq m / 328 sq ft
First Floor = 28.9 sq m / 311 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 72.3 sq m / 778 sq ft

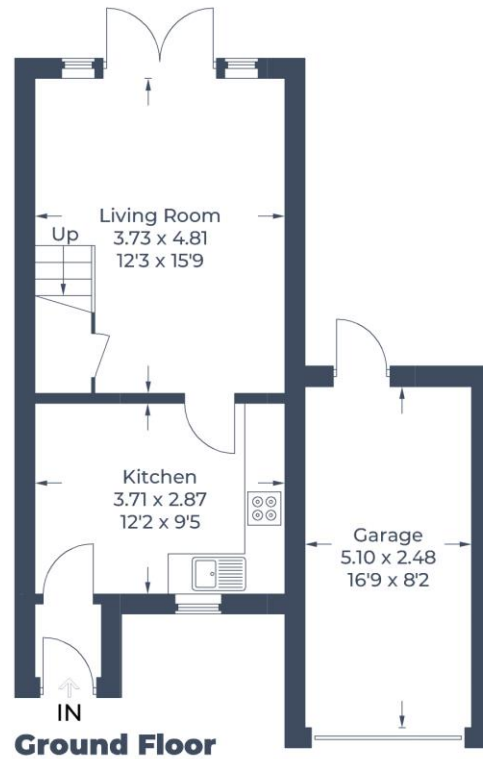


Illustration for identification purposes only,
measurements are approximate, not to scale.
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