



BRYETTE, WOOBURN TOWN
PRICE: £725,000 FREEHOLD

am ANDREW
MILSON

**BRYETTE
TOWN LANE
WOORBURN TOWN
BUCKS HP10 0PJ**

PRICE: £725,000 FREEHOLD

A spacious detached four bedroom bungalow needing modernisation throughout situated in the popular hamlet of Wooburn Town.

**PRIVATE FRONT GARDEN WITH SWEEPING GRAVEL DRIVEWAY:
PRIVATE LEVEL REAR GARDEN:
ENTRANCE HALL: FOUR BEDROOMS – ONE WITH ENSUITE BATHROOM:
FAMILY BATHROOM: LIVING ROOM:
DINING ROOM: KITCHEN:
DOUBLE GLAZING: GAS CENTRAL HEATING. NO ONWARD CHAIN.**

TO BE SOLD: This substantial four bedroom detached bungalow requiring modernisation is offered for sale with the benefit of having no onward chain. The property offers spacious and flexible accommodation throughout and is situated in the popular hamlet of Wooburn Town and a short stroll away from Wooburn Park and Wooburn Parish Church. Wooburn Town is situated within approximately half a mile of Wooburn Green village centre and approximately one mile from Bourne End village centre both of which have a range of shopping facilities for day to day needs, doctor's surgery and post office. 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) and there are railway stations in nearby Bourne End and also in Beaconsfield serving London Paddington, via Maidenhead, which links to the Elizabeth Line and London Marylebone respectively. The accommodation comprises:

Timber front door to **ENTRANCE HALL** with two radiators and access into loft space.



LIVING ROOM a dual aspect room with double glazed window to side and double glazed patio doors opening onto rear garden, four radiators, feature brick open fireplace, television aerial point with ornate brick archway to

DINING ROOM with double glazed window to rear, radiator and archway to



KITCHEN fitted with a range of wall and base units, electric oven and grill, induction hob with cooker hood over, wall mounted gas central heating boiler, stainless steel one and a quarter sink and drainer, space and plumbing for dishwasher, space for full

height fridge freezer, double glazed door opening onto rear garden and double glazed windows to rear, tiled floor and part tiled walls.

MASTER BEDROOM/RECEPTION ROOM
Lobby Area leading to:



BEDROOM with double glazed windows to side and front, radiator, cupboard housing utilities with fitted shelving.



ENSUITE BATHROOM refitted suite comprising low level w.c., panel bath with mixer taps, pedestal hand wash basin, double glazed frosted window, radiator, fully tiled walls and tiled floor.



BEDROOM TWO double glazed window to front, radiator and fitted wardrobes, television aerial point.



FAMILY BATHROOM suite comprising corner panel bath with mixer taps and shower attachment, low level w.c., his and hers hand wash basins with storage under, fully tiled walls and radiator, double glazed frosted windows to rear.

BEDROOM THREE double glazed window to front, radiator and fitted wardrobes.

BEDROOM FOUR double glazed window to front, radiator.

OUTSIDE

TO THE FRONT is a sweeping gravel driveway providing off street parking for several cars with mature shrub borders and beds with frontage onto the River Wye, covered Entrance Porch to front door and gated side access to

TO THE REAR is a private level garden partly laid to lawn with patio area to rear of the property with timber fence panel surround and covered storage area.

BOU1000224 EPC BAND: E

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode HP10 0PJ leaving Wooburn village green with Wooburn Park on your left hand side the property will be found along on Town Lane further along 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.

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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 = 168.8 sq m / 1,817 sq ft



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

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