



109 WYCOMBE LANE, WOOBURN GREEN
PRICE: £365,000 FREEHOLD

am ANDREW MILSOM

**109 WYCOMBE LANE
WOOBURN GREEN
BUCKS HP10 0HJ**

PRICE: £365,000 FREEHOLD

A deceptively spacious two bedroom cottage situated in a popular and convenient position within walking distance of Wooburn Green village centre.

**PRIVATE REAR GARDEN:
TWO DOUBLE BEDROOMS:
FIRST FLOOR BATHROOM:
THROUGH LIVING/DINING ROOM:
KITCHEN:
GAS CENTRAL HEATING TO RADIATORS:
OFF STREET PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: this attractive period property is offered for sale with the benefit of having no onward chain and offers spacious and well-proportioned accommodation throughout the ground and first floors as well as off street parking. The property offers period features such as an open fireplace in the living room, exposed beams and original internal timber doors. The property is situated within walking distance of Wooburn Green village centre which 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:

Timber front door to:



LIVING/DINING ROOM with feature open fireplace with tiled surround and timber mantel, television aerial point with fitted storage under, window to front, exposed beam, radiator and stairs to First Floor Landing with storage under.



KITCHEN fitted with a range of wall and base units with roll top work surfaces over and tiled splashbacks, space for electric cooker, ceramic sink and drainer with mixer taps, space and plumbing for washing machine, space for tumble

dryer and space for fridge freezer, radiator, windows to rear with stable door opening to rear garden and quarry tiled floor.

FIRST FLOOR

LANDING access into loft space.



BEDROOM ONE window to front, radiator, cupboard housing lagged cylinder.



BATHROOM fitted suite comprising panel bath with mixer taps and shower attachment plus wall mounted electric shower unit, low level w.c., pedestal basin, radiator, part tiled walls.



BEDROOM TWO window to rear, radiator, wall of fitted wardrobes.

OUTSIDE

TO THE FRONT is a parking space providing off street parking for one car with steps leading to access path to front door with area of flower bed laid to bark chipping.

TO THE REAR is a private garden tiered in sections with access path immediately to the rear of the property with steps to an area laid to patio, area leading to private garden with raised pathway and mature shrub borders and beds with brick built shed to rear, mature hedge, timber fence panel and brick wall surround.

AB0002650823 **EPC BAND: D**

COUNCIL TAX BAND: D

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

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. Continue along this road, through the village, and onto Wycombe Lane where the subject property will be found around a quarter of a mile along on the left 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.

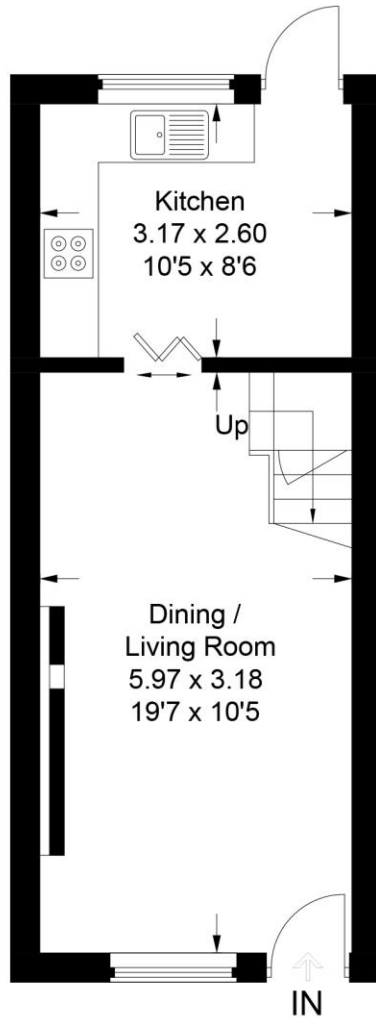
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

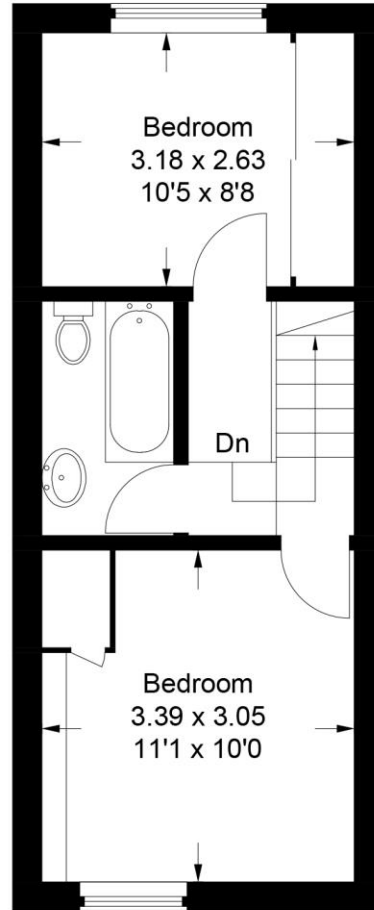
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



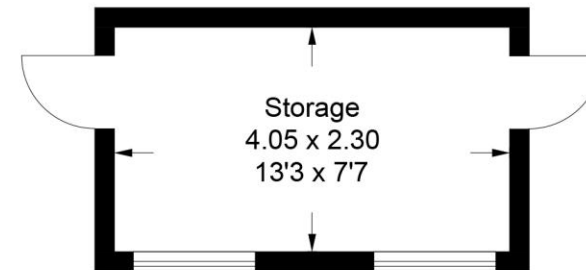
Approximate Gross Internal Area
Ground Floor = 28.1 sq m / 302 sq ft
First Floor = 27.8 sq m / 299 sq ft
Outbuilding = 9.3 sq m / 100 sq ft
Total = 65.2 sq m / 701 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.