



2 CHILTERN TERRACE, WOOBURN TOWN
PRICE: £495,000 FREEHOLD

am ANDREW
MILSON

**2 CHILTERN TERRACE
TOWN LANE
WOOBURN TOWN
BUCKS HP10 0PL**

PRICE: £495,000 FREEHOLD

An attractive and considerably improved three bedroom Victorian terrace cottage situated in a popular and convenient setting within catchment of St Paul's Primary School.

**PRIVATE REAR GARDEN:
THREE BEDROOMS OVER THREE FLOORS:
FIRST FLOOR REFITTED BATHROOM:
ENTRANCE PORCH: SITTING ROOM WITH
LOG BURNER: KITCHEN/DINING ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
OFF STREET PARKING.
VIEWING RECOMMENDED.**

TO BE SOLD: this spacious three bedroom mid terrace property has been thoughtfully improved and updated to provide well-proportioned accommodation over three floors which includes sitting room with feature fireplace, separate dining room opening into a refitted kitchen, converted loft to create a third bedroom with views to the rear over open countryside, first floor refitted bathroom, off street parking to the front and large private rear garden. Chiltern Terrace is situated close to open countryside and parkland and within close proximity to both Bourne End and Wooburn Green village centres which have 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 **ENTRANCE PORCH** double glazed frosted window, fitted shelving and door to



SITTING ROOM solid timber flooring, double glazed sash window, radiator, wood burning stove, fitted storage units and shelving, television aerial point, cupboard housing meters and double doors to:



DINING ROOM stairs to First Floor Landing with storage under, feature fireplace, storage cupboard and radiator.



KITCHEN fitted with a range of wall and base Shaker style units with timber surfaces over, integrated dishwasher, inset Belfast sink with mixer taps, electric oven with gas hob and cooker hood over, integrated washing machine and fridge freezer, double glazed roof lights, part glazed door into rear garden and underfloor heating.

FIRST FLOOR

LANDING coved ceiling, stairs to Second Floor.



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



BEDROOM TWO double glazed window to rear, radiator and fitted cupboards.



BATHROOM recently refitted suite comprising panel bath with mixer taps and dual head wall mounted shower unit, pedestal basin, low level w.c., cupboard housing gas central heating boiler, fitted storage cupboards, double glazed frosted window, tiled floor and part tiled walls & underfloor heating.

SECOND FLOOR

BEDROOM THREE double glazed window to rear, radiator and access into eaves storage.

OUTSIDE

TO THE FRONT is a gravel driveway providing off street parking and steps leading to the front door.

THE REAR GARDEN is mainly laid to slate chippings with timber fence panel surround and timber storage shed.

AB0008070923 **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 where the subject property will be found just before The Old Bell Public House 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.

Attfeld 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.



Approximate Gross Internal Area
 Ground Floor = 39.1 sq m / 421 sq ft
 First Floor = 33.9 sq m / 365 sq ft
 Second Floor = 12.5 sq m / 134 sq ft
 Total = 85.5 sq m / 920 sq ft



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.

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