



24 ORCHARD DRIVE, WOOBURN GREEN
PRICE: £499,950 FREEHOLD

am ANDREW
MILSON

**24 ORCHARD DRIVE
WOOBURN GREEN
BUCKS HP10 0QN**

PRICE: £499,950 FREEHOLD

A well-presented spacious three bedroom end terrace property set in a popular development within a short drive of Bourne End and Wooburn Green village centres.

**PRIVATE REAR GARDEN:
THREE DOUBLE BEDROOMS:
THREE BATH/SHOWER ROOMS:
LIVING/DINING ROOM: KITCHEN:
FAMILY ROOM WITH KITCHENETTE:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
GARAGE: ALLOCATED PARKING SPACE.
ST PAUL'S SCHOOL CATCHMENT.
NO ONWARD CHAIN.**

TO BE SOLD: this modern three bedroom end terrace property has been extended and improved to create spacious accommodation on both the ground and first floors. The accommodation comprises three double bedrooms – two with Jack and Jill access to bathroom, further family bathroom with ground floor shower room, a reception room/bedroom and kitchenette providing scope to create an annexe, kitchen, living/dining room, private rear gardens, garage and an allocated parking space. The property is offered for sale with the benefit of having no onward chain and is situated in the popular St Paul's School catchment. The property is situated close to both Wooburn Green and Bourne End 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 now connects to the Elizabeth Line and also in Beaconsfield serving London Marylebone.

The accommodation comprises:

Timber front door to **ENTRANCE PORCH** with double glazed window to side, glazed door to

ENTRANCE HALL with stairs to First Floor Landing and radiator, cupboard housing meters.



KITCHEN fitted with a range of wall and base units, space and plumbing for washing machine, stainless steel sink and drainer, space and plumbing for dishwasher, gas hob with cooker hood over and electric oven under, space for fridge, wall mounted gas central heating boiler, double glazed window to front, part tiled walls and splashbacks.



LIVING ROOM feature fireplace, radiator, television aerial point, double glazed door opening to rear garden.

Dining Area with radiator and double glazed window to rear.



POTENTIAL ANNEXE/FAMILY ROOM double glazed windows to front and rear, two radiators, arch to

FITTED KITCHENETTE with stainless steel sink and drainer with mixer taps and electric hob and door to

LOBBY AREA with coat hooks and door to

GROUND FLOOR SHOWER ROOM with fully enclosed shower cubicle with wall mounted shower unit, heated towel rail, pedestal hand wash basin, low level w.c., double glazed frosted window, part tiled walls.

FIRST FLOOR

LANDING access into loft space.



BEDROOM ONE dual aspect room with double glazed windows to front and side, radiator, access into loft space and door to



JACK & JILL BATHROOM panel bath with mixer taps and wall mounted shower unit, low level w.c., pedestal hand wash basin, heated towel rail, double glazed frosted window to rear, part tiled walls, fitted bathroom cabinet and door to



BEDROOM TWO double glazed window to rear, television aerial point and radiator.

BEDROOM THREE double glazed window to front, radiator, fitted wardrobe, further fitted cupboard housing lagged hot water cylinder, radiator.

FAMILY BATHROOM comprising panel bath with mixer taps and wall mounted shower unit, low level w.c.,

pedestal hand wash basin, heated towel rail, fitted bathroom cabinet, fully tiled walls.

OUTSIDE

TO THE FRONT is a well maintained garden mainly laid to lawn with mature shrub borders and communal access alleyway to rear.

TO THE REAR is a well maintained garden mainly laid to lawn with patio area to rear of the property with mature shrub borders and beds, brick built barbeque area, timber fence and mature hedge surround.

GARAGE in nearby block with up and over door, allocated parking space in front.

AB0008160723 EPC BAND: C

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. Proceed to the next roundabout turning left towards Wooburn Green. Proceed for approximately 150 yards turning left into Stratford Drive and immediately right into Orchard Drive. Take the second available left where the subject property will be found in the corner 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.

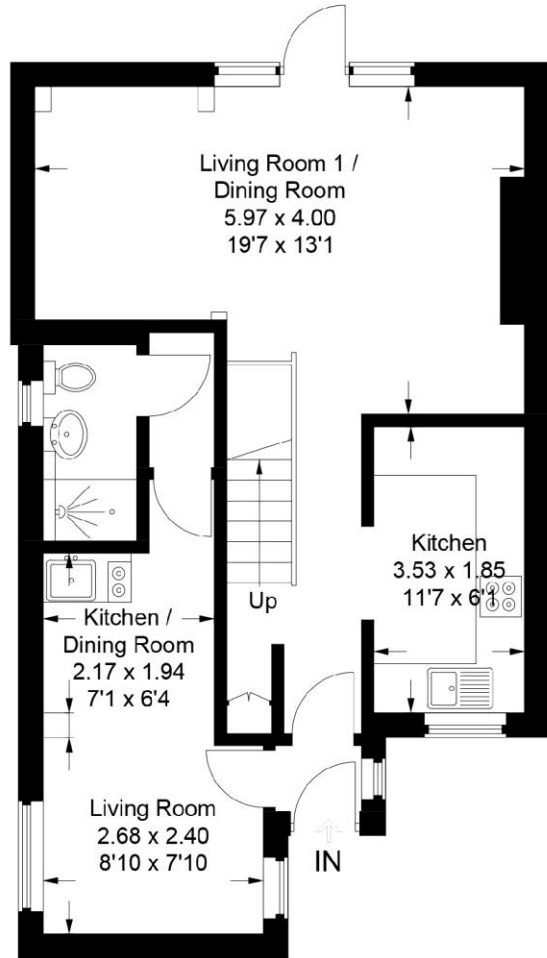
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

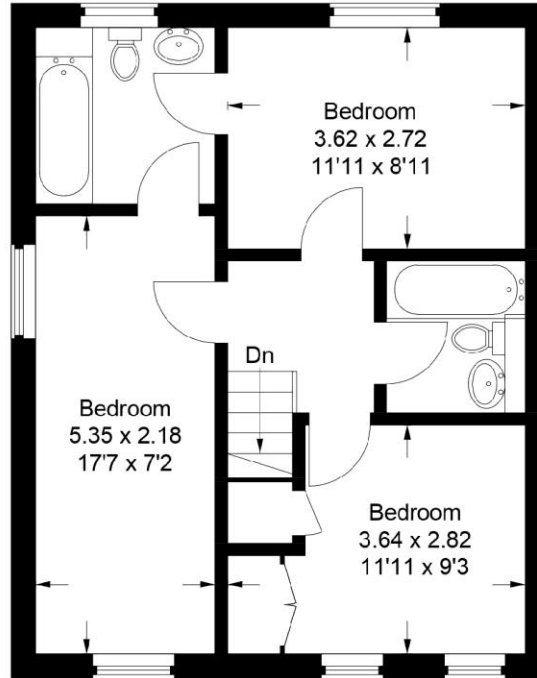
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



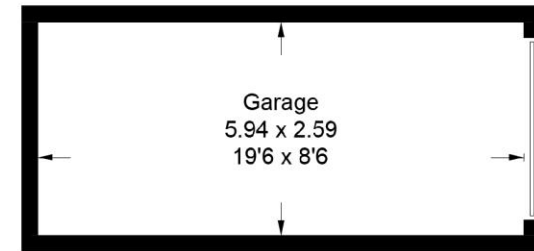
Approximate Gross Internal Area
 Ground Floor = 54.4 sq m / 585 sq ft
 First Floor = 45.9 sq m / 494 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 115.8 sq m / 1,246 sq ft



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.

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