



**1 BOUNDARY PLACE, WOOBURN GREEN**  
**PRICE: £650,000 FREEHOLD**

**am** ANDREW  
MILSOM

**1 BOUNDARY PLACE  
WOOBURN GREEN  
BUCKS HP10 0DR**

**PRICE: £650,000 FREEHOLD**

A spacious four bedroom semi-detached family home situated on a popular residential road.

**PRIVATE REAR GARDEN:  
FOUR BEDROOMS – ONE WITH ENSUITE  
SHOWER ROOM: FAMILY BATHROOM:  
ENTRANCE HALL: CLOAKROOM:  
LIVING ROOM: FAMILY ROOM:  
OPEN PLAN KITCHEN/DINING ROOM:  
UTILITY ROOM: GARDEN ROOM:  
GAS CENTRAL HEATING TO RADIATORS:  
DOUBLE GLAZING:  
AMPLE DRIVEWAY PARKING.  
NO ONWARD CHAIN.**

**TO BE SOLD:** offered for sale with the benefit of having no onward chain, this four bedroom semi-detached home has been improved and extended by the current owner to provide such features as two reception rooms, open plan kitchen/dining room with vaulted ceiling, cloakroom, spacious utility room, master bedroom with ensuite shower room, three further bedrooms and family bathroom, spacious drive offering off street parking, private level rear garden and detached garden room. The property is situated within Wooburn Green village which has shops for day to day needs, doctor's surgery and 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:

Composite front door to **ENTRANCE HALL** radiator, stairs to First Floor Landing with storage under, double glazed window to side.



**LIVING ROOM** double glazed bay window to front, radiator, television aerial point.



**FAMILY ROOM** radiator, television aerial point, feature fireplace and archway to:



**KITCHEN/DINING ROOM** vaulted ceiling with double glazed roof lights, double glazed doors opening into rear garden, radiator, tiled flooring.

**Kitchen Area** fitted with a range of wall and base units, five ring gas hob with electric double oven, stainless steel one and a quarter sink and drainer, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, cupboard housing wall mounted gas central heating boiler and hot water tank, double glazed door to side.

**REAR LOBBY** under stairs storage cupboard and radiator.

**UTILITY ROOM** range of wall and base units, space and plumbing for washing machine, stainless steel double sink with mixer taps, space for tumble dryer, radiator, double glazed windows to front and sides, tiled floor.

**CLOAKROOM** low level w.c., wall mounted hand wash basin, radiator, double glazed frosted window and tiled floor.

### **FIRST FLOOR**

**LANDING** double glazed window to side, radiator, access into loft space.



**MASTER BEDROOM** double glazed window to rear, radiator, television aerial point.

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



**BEDROOM TWO** double glazed window to front, television aerial point, fitted storage cupboard, radiator.

**BEDROOM THREE** double glazed to rear, radiator.

**BEDROOM FOUR** double glazed window to side, television aerial point, radiator.



**FAMILY BATHROOM** refitted suite comprising panel bath with mixer taps and wall mounted shower unit, pedestal wash hand basin, low level w.c., double glazed frosted window, heated towel rail, tiled floor and part tiled walls.

**OUTSIDE**

**TO THE FRONT** is a block paved driveway providing off street parking for several cars, area of raised bedding with mature shrubs, dwarf brick wall and mature hedge surround, gated side access to

**THE REAR GARDEN** is a private level garden which is mainly laid to lawn with paved patio area to the rear of the property, mature hedge and timber fence surround.

**GARDEN ROOM** timber framed outbuilding with power and light split into two rooms with double glazed bi-folding doors and area of timber decking to the front.

**000024601223 EPC BAND: C**

**COUNCIL TAX BAND: E**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** Using postcode **HP10 0DR** the subject property will be found on the right hand side as you enter Boundary Place.

**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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[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

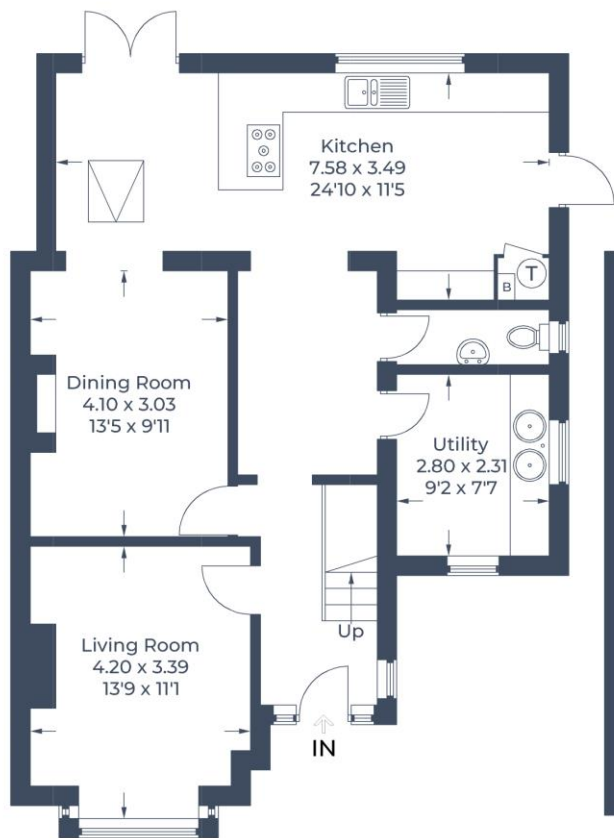
*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

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.

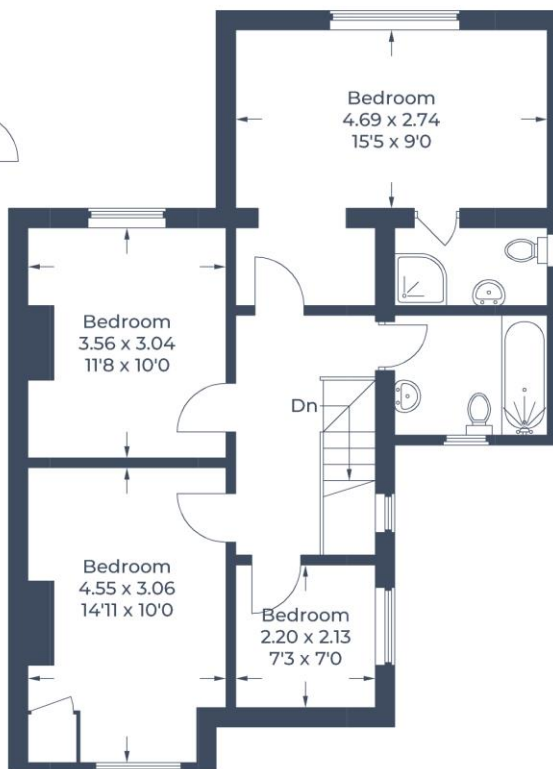
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



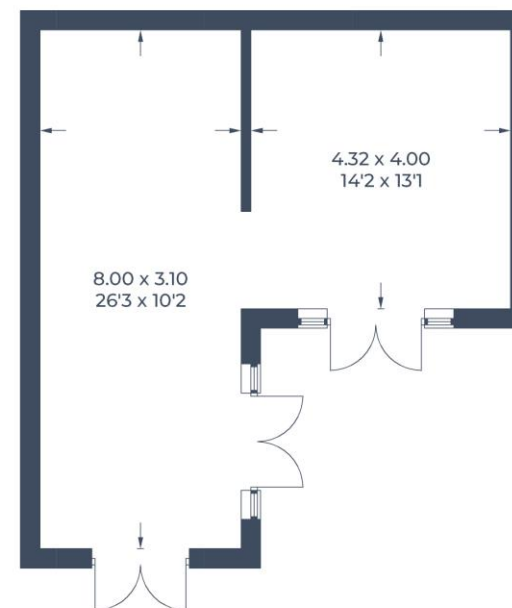
Approximate Gross Internal Area  
 Ground Floor = 76.2 sq m / 820 sq ft  
 First Floor = 64.9 sq m / 698 sq ft  
 Outbuilding = 43.3 sq m / 466 sq ft  
 Total = 184.4 sq m / 1,984 sq ft



**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.