

CRENDON HOUSE

Est. 1971

**Character Cottage, Wooburn Green
£365,000 - Freehold**

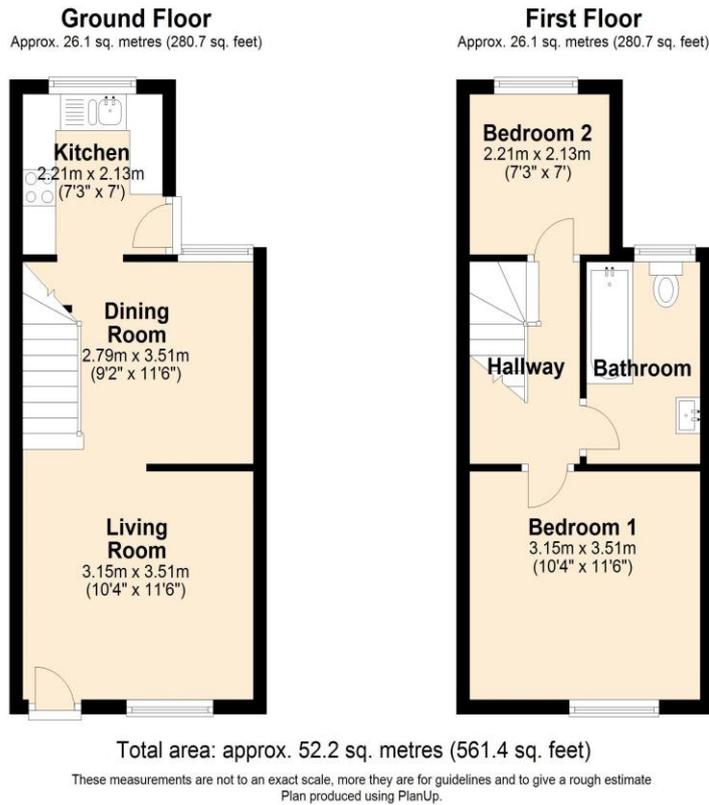


**A gorgeous brick and flint cottage offered to the market in great condition throughout, having been well maintained and cleverly modernised over the years whilst retaining its charm and character. With two reception rooms plus two bedrooms and a bathroom off the first floor landing the floorplan is the ideal layout for a cottage of this size. The kitchen at the rear has a stable door with access in the enclosed rear garden which benefits from a patio terrace close to the kitchen and a further decked area with summer house at the top of the garden. Other benefits include allocated parking with additional visitors parking spaces, double glazing and gas central heating. Viewing highly recommended
EPC Rating: D Council Tax Band: D**

**Character Cottage
Beautifully Presented
Upstairs Bathroom**

**Allocated Parking
Two Reception Rooms
Garden with Patio**

209 Wycombe Lane, Wooburn Green, Buckinghamshire, HP10 0HS



Accommodation Comprises:

Ground Floor:

Living Room: 11' 6" x 10' 4" (3.50m x 3.15m)
Door to front, double glazed sash window to front, radiator, meter cupboard, wood laminate floor, opening into:

Dining Room: 11' 6" x 9' 2" (3.50m x 2.79m)
Stairs rising to first floor with under stairs storage cupboard, wood laminate flooring, double glazed window to rear aspect, radiator, spotlights, recess with space for fridge freezer next to kitchen.

Kitchen: 7' 3" x 7' 0" (2.21m x 2.13m)
Modern kitchen fitted with a range of base and eye level units with wooden work surfaces over, one and a half bowl sink unit with drainer and mixer tap, integrated oven and hob with extractor over, space and plumbing for washing machine, tiled splash back areas and tiled floor, spotlights, wall mounted boiler, double glazed window to rear and stable door to rear garden,

First Floor:

First Floor Landing:
Access to all rooms off landing

Bedroom 1: 11' 6" x 10' 4" (3.50m x 3.15m)
Double glazed sash window to front aspect, radiator, wood laminate flooring.

Bedroom 2: 7' 3" x 7' 0" (2.21m x 2.13m)
Double glazed window to rear, radiator, loft hatch, spotlights.

Bathroom:
White suite with panel enclosed bath with shower over and glass shower screen, low level WC, wash hand basin set in vanity unit with storage under, tiled floor and walls, spotlights, frosted double glazed window to rear.

Outside:

Rear Garden:
Fully fenced with gates each side for permissible way leave, patio area with steps up to further level patio with space for table and chairs. Slowly sloped lawn leading to large decking area at the top of the garden with summer house.

Parking:
The property has one allocated parking space plus 3 visitors spaces for the row of cottages.

Council Tax Band: D

EPC Rating: D

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

TO VIEW THIS PROPERTY PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON 01628 527766