



HUNT & NASH

Est. 1938

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# 48 Old Moor Lane, Wooburn Moor Buckinghamshire HP10 0SZ

**FOUR BEDROOM FAMILY HOME: TWO RECEPTION ROOMS  
RE FITTED KITCHEN: UTILITY ROOM: CLOAKROOM  
GAS CENTRAL HEATING: DOUBLE GLAZING  
SOUTH FACING REAR GARDEN: OFF ROAD PARKING  
OPPOSITE FARMLAND: EPC RATING C**



This superbly presented terraced family home has been remodelled and updated to provide spacious accommodation throughout and is located in a quiet lane, opposite farmland, on the edge of the village.

The ground floor comprises of a spacious L-shaped sitting room with an oak floor and an attractive wooden feature fireplace. There are French doors out to the rear garden and an opening into the kitchen. The kitchen has been re fitted with a stylish range of high gloss wall and base units with complementing granite work tops and led lighting. There are concealed integrated appliances, an eye level double oven and grill and an inset induction hob with extractor hood above.

Off the sitting room is the dining room, with a continuation of the oak floor, which, along with the utility room, has been created by converting the garage into this extra living space.

On the first floor there are four bedrooms and there is a re fitted family bathroom. The rooms at the rear of the house on the first floor enjoy lovely views back over the village.

Outside, the property enjoys front views over farmland and there is a driveway providing plenty of off road parking. The rear garden enjoys a southerly aspect and has been landscaped and designed for low maintenance.

Wooburn Green is a popular village with thriving shops, restaurants, pubs and excellent schools about 3 miles from Beaconsfield railway station providing a fast service to London Marylebone in under 30 minutes. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40 and is in catchment for many of the local Grammar Schools.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

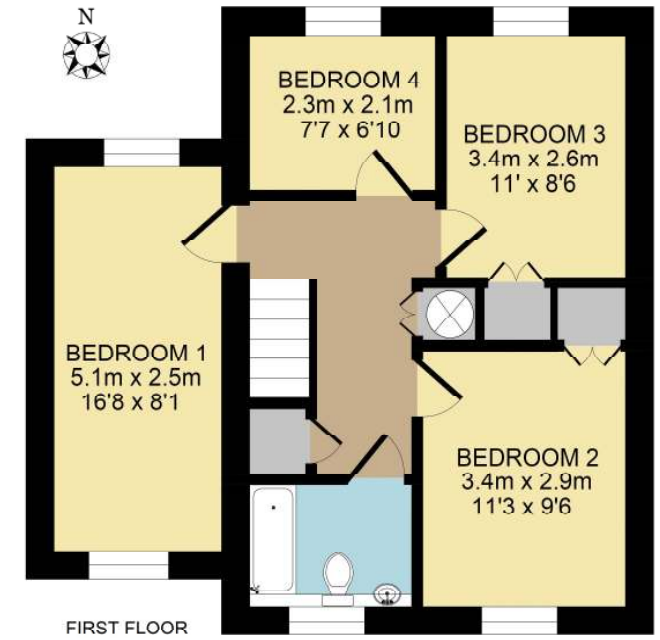
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

Travel time by Rail (from Beaconsfield Station) London Marylebone - 29 mins | Oxford Parkway - 40 mins | Banbury - 52 mins

## **GUIDE PRICE . . . £485,000 . . . FREEHOLD**

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 111.4 SQ.M. (1199 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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