

# HUNT & NASH

Est. 1938

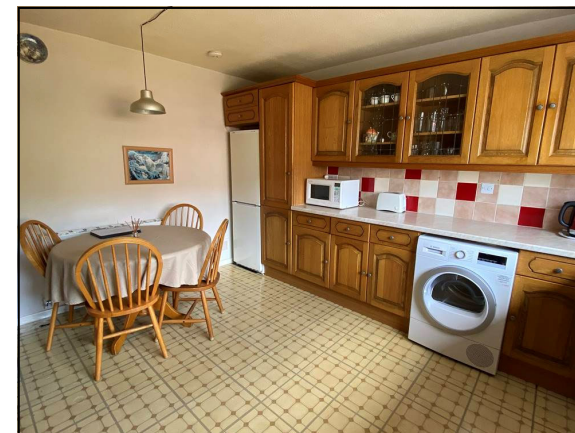
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# 4 Rushburn, Wooburn Green Buckinghamshire HP10 0BT

**THREE BEDROOM TERRACED FAMILY HOME**  
**RECEPTION ROOM: KITCHEN/BREAKFAST ROOM: CLOAKROOM**  
**FAMILY BATHROOM: ENCLOSED REAR GARDEN**  
**POPULAR LOCATION: WALKING DISTANCE TO VILLAGE GREEN AND LOCAL PRIMARY SCHOOL**  
**SINGLE GARAGE & PARKING: NO ONWARD CHAIN**  
**COUNCIL TAX BAND D: EPC RATING C**



Located in a terrace of similar homes, in the heart of this ever so popular development, this three bedroom property is well presented throughout and offered to the market in good decorative order, albeit now in need of a little updating.

Off the entrance hall is a cloakroom with a WC and wash hand basin. Stairs rise to the first floor from the entrance hall as it continues past the kitchen into the sitting room that enjoys a dual rear aspect over the garden. There is also a glazed door out to the rear.

The kitchen is of a particularly good size and is fitted with a range of matching wall and base units, above and below fitted work tops with space for all the usual appliances. There is also space for a table and a lovely front aspect over the garden.

On the first floor there are three bedrooms, a family bathroom and access to the loft.

The rear garden is mainly lawn with a covered, paved patio adjacent to the rear of the property. There is a single garage at the rear of the garden with a gate providing access.

Within a short walk is Wooburn Green, a popular village with thriving shops, restaurants, pubs and excellent schools. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40. Beaconsfield station is also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line)

## **HMRC Anti Money Laundering**

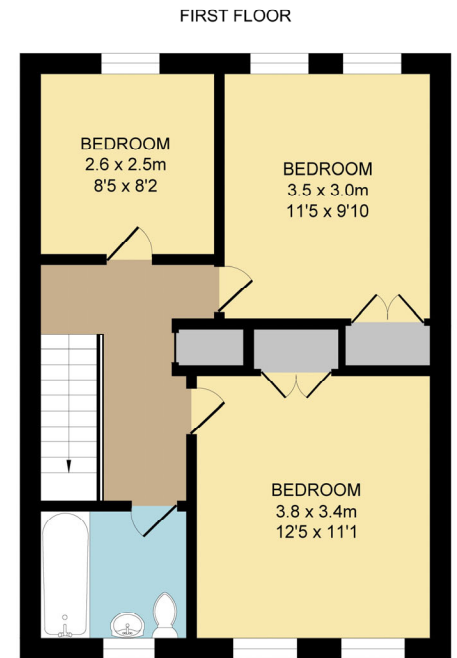
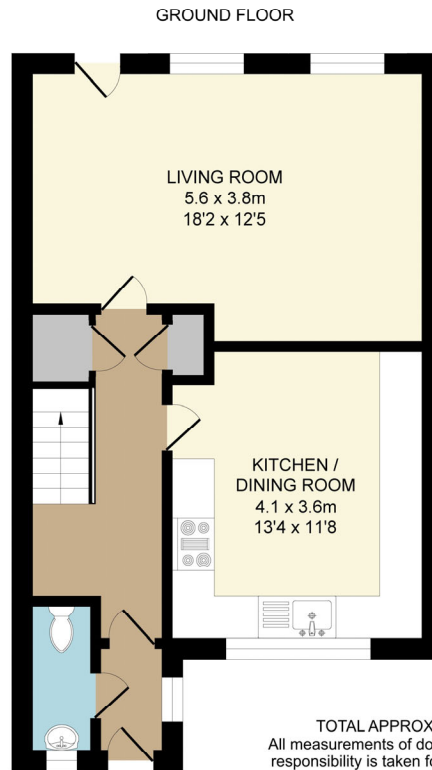
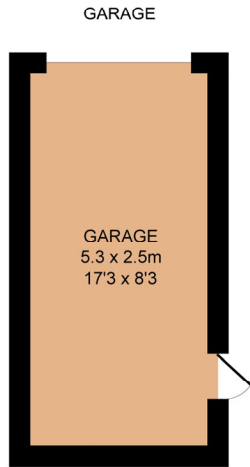
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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**

## 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 93.0 SQ.M. (1001 SQ.FT.) EXC. GARAGE  
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)







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