



HUNT & NASH

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# 55 Wooburn Manor Park, Wooburn Green Buckinghamshire HP10 0ES

**HIGHLY SOUGHT AFTER LOCATION ADJOINING THE RIVER WYE: ENTRANCE PORCH  
CLOAKROOM: SPACIOUS SITTING ROOM: KITCHEN/BREAKFAST ROOM  
THREE GENEROUS BEDROOMS: LARGE BATHROOM: RIVERSIDE REAR GARDEN  
GARAGE: QUIETLY SITUATED: ST PAUL'S SCHOOL CATCHMENT  
IN NEED OF UPDATING: NO ONWARD CHAIN: EPC RATING C**



## Description

A much sought after three bedroom terraced family home on the edge of this ever so popular development, adjacent to Wooburn Park, backing directly onto the River Wye with a delightful riverside garden and no onward chain.

Although now in need of updating, this particular style of property offers spacious accommodation throughout including a large reception room with sliding doors to the garden, a good size front aspect kitchen and there is an entrance porch and a cloakroom off the hallway.

On the first floor there are three generous bedrooms and a spacious family bathroom.

Wooburn Manor Park has always been a popular residential area within catchment for the highly regarded St Paul's Church of England Combined School and is also just a short walk to the village green.

Across the river is The Warren, a nature reserve with a public footpath to Wooburn Park. It provides a very peaceful background. There is no traffic noise, and a variety of wildlife to enjoy watching along the river and a visit to the area is highly recommended.

## Outside

To the front of the property is a small well maintained garden with a paved path leading to the front door.

At the rear is a lovely mature riverside garden that is mainly laid to lawn with well stocked flower and shrub borders and a paved patio area.

A single garage is conveyed with this property and can be found in a nearby block.

Wooburn Green is a popular village with thriving shops, restaurants, pubs and excellent schools about 2 miles from Bourne End rail station linking via Maidenhead to London Paddington. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40.

There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

**Travel time by Rail (from Bourne End Station)** Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

## GUIDE PRICE . . . £435,000 . . . FREEHOLD

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

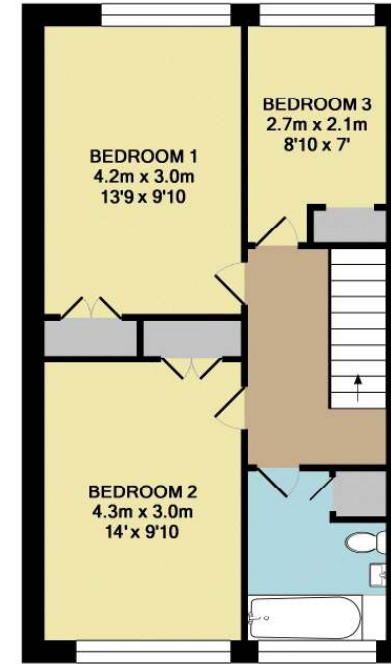
**Viewing By Appointment**  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 95.5 SQ.M. (1028 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. Hunt and Nash Estate Agents.



GROUND FLOOR



FIRST FLOOR

### 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**





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 things if any. Room sizes should not be relied on for carpets and furnishings.

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