



ROAD

**HUNT & NASH**  
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# 1 Mayfield Road, Wooburn Green Buckinghamshire HP10 0HG

**CHARACTERFUL FAMILY HOME: LOVELY KITCHEN/BREAKFAST ROOM  
SITTING ROOM: THREE BEDROOMS: SPACIOUS STYLISH BATHROOM  
TASTEFUL DECOR THROUGHOUT: PRIVATE REAR GARDEN  
GARAGE: CUL DE SAC: POPULAR LOCATION  
FULL PLANNING PERMISSION TO EXTEND\*: EPC RATING D**



A charming three bedroom semi detached family home on the corner of a quiet cul de sac within walking distance of the village green, that is tastefully decorated throughout and benefits from full planning permission, having already been granted for a sizeable single storey rear/side extension.

\* Details of the above can be found on the Buckinghamshire Council website using the reference 20/05165/FUL in the Planning Section.

On the ground floor is a lovely entrance hall with a black and white tiled floor. There is a cosy front aspect sitting room with an attractive fireplace and a fabulous kitchen/breakfast room across the back of the property, with an island sink unit and plenty of space for a dining table. On the first floor there are three bedrooms and a large bathroom with a modern white suite comprising of a free standing bath, a walk in shower cubicle, a wash hand basin and a WC.

To the rear of the property there is a detached garage approached by double wooden gates in the fence. There is a private garden laid mainly to lawn with mature flower and shrub borders.

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.

## **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 Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

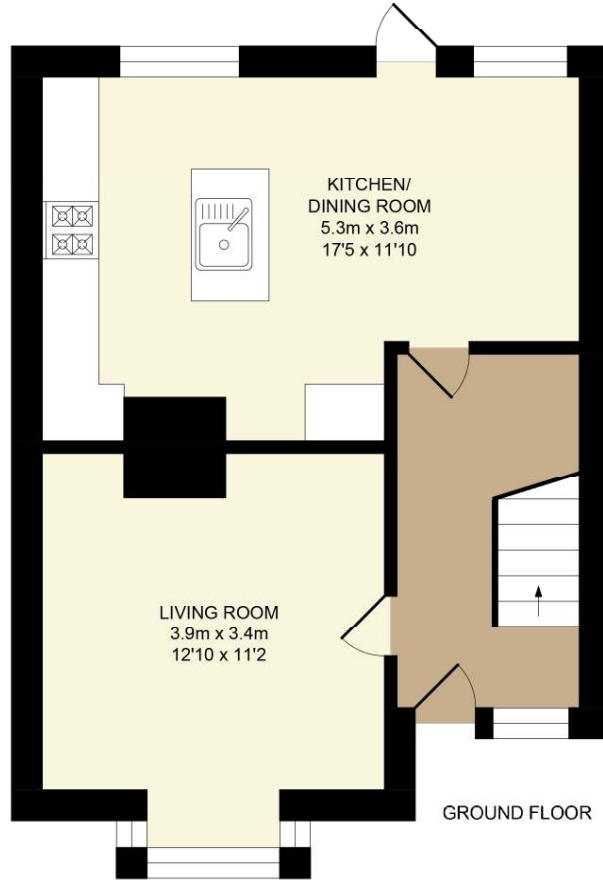
## GUIDE PRICE . . . £470,000 . . . FREEHOLD

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

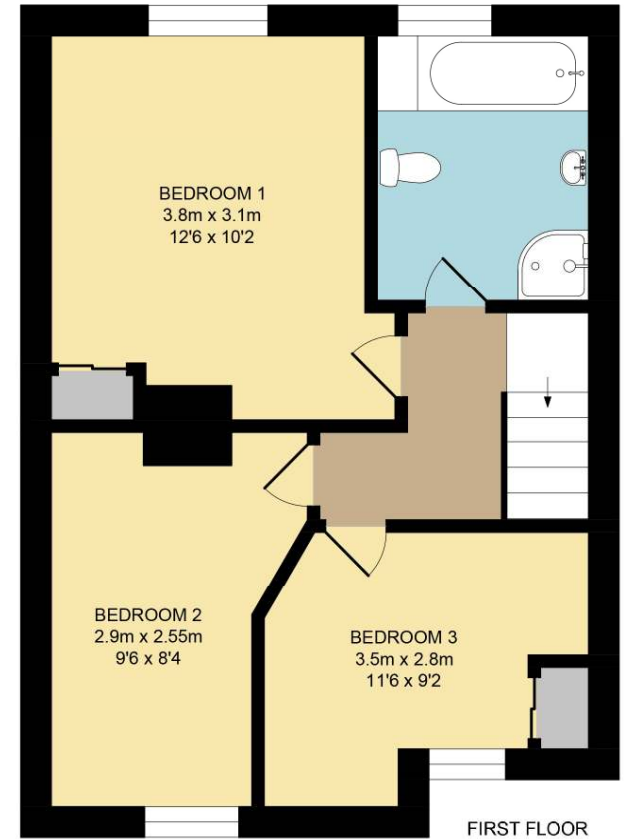
Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 77.0 SQ.M. (829 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)



GROUND FLOOR



FIRST FLOOR





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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