



HUNT & NASH

Est. 1938

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12 Rushburn, Wooburn Green Buckinghamshire HP10 0BT

**FOUR BEDROOM DETACHED FAMILY HOME: TWO RECEPTION ROOMS
KITCHEN WITH GRANITE WORKTOPS: CLOAKROOM: FAMILY BATHROOM
SECLUDED REAR GARDEN ADJOINING THE RIVER WYE: GARAGE & PARKING
POPULAR RESIDENTIAL LOCATION: EPC RATING C**



Description

Spacious four bedroom detached family home in a popular residential cul de sac within a level walk of the village green and the local primary school.

The accommodation is arranged over two floor and comprises four bedrooms and a family bathroom, two reception rooms, a re fitted kitchen with granite worktops and a cloakroom.

Many of the neighbouring properties on the this estate have been extended and remodelled and there certainly seems to be enough space to do this here, subject to obtaining the necessary consent, of course.

All enquiries regarding extending the accommodation should be made to Wycombe District Council on 01494 461000

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

Outside

To the front of the property is a small garden with a variety of mature fruit trees with a paved path leading to the front door.

At the rear is a lovely secluded mature riverside garden that is mainly laid to lawn with well stocked flower and shrub borders, a paved patio area and a pergola. There is further paving to the side, behind the attached garage, with a large vegetable plot and a greenhouse..

A single garage is conveyed with this property with driveway parking in front.

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

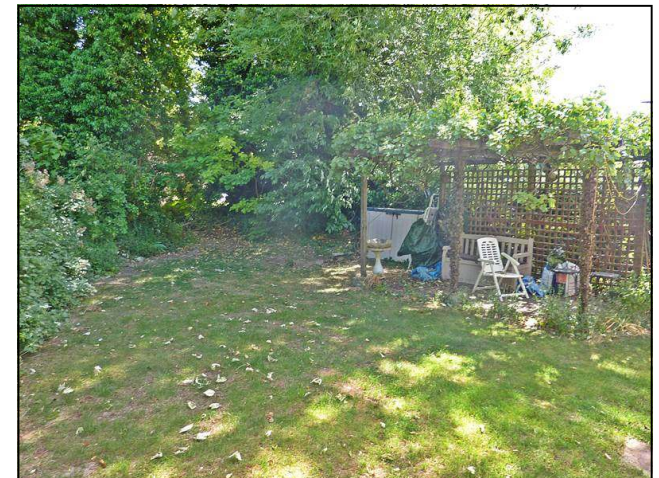
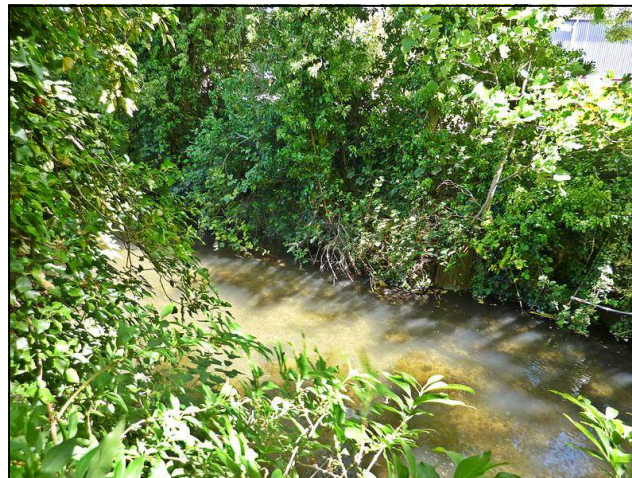
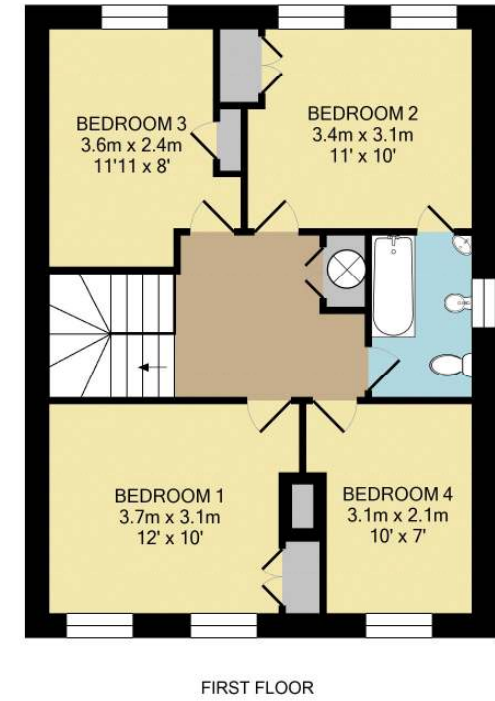
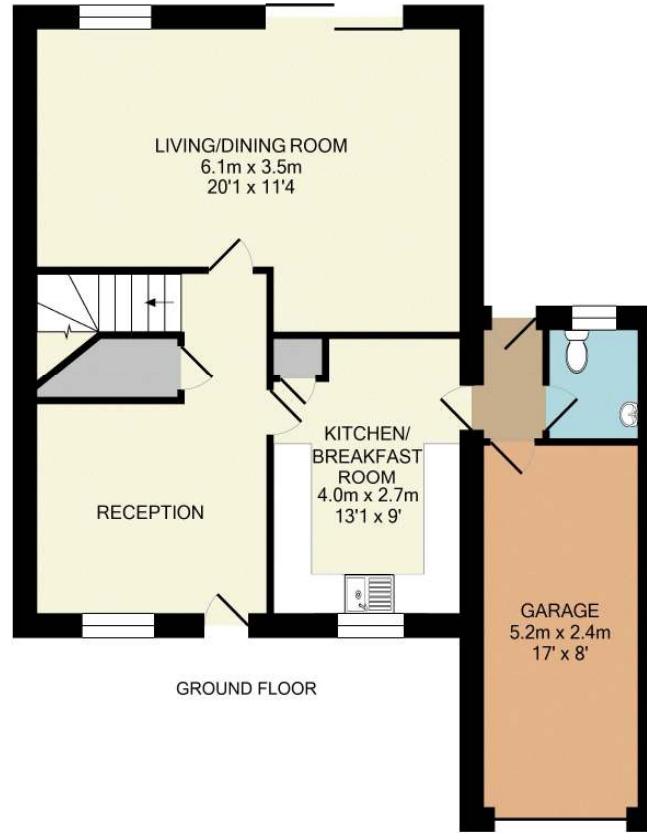
GUIDE PRICE . . . £499,950 . . . FREEHOLD

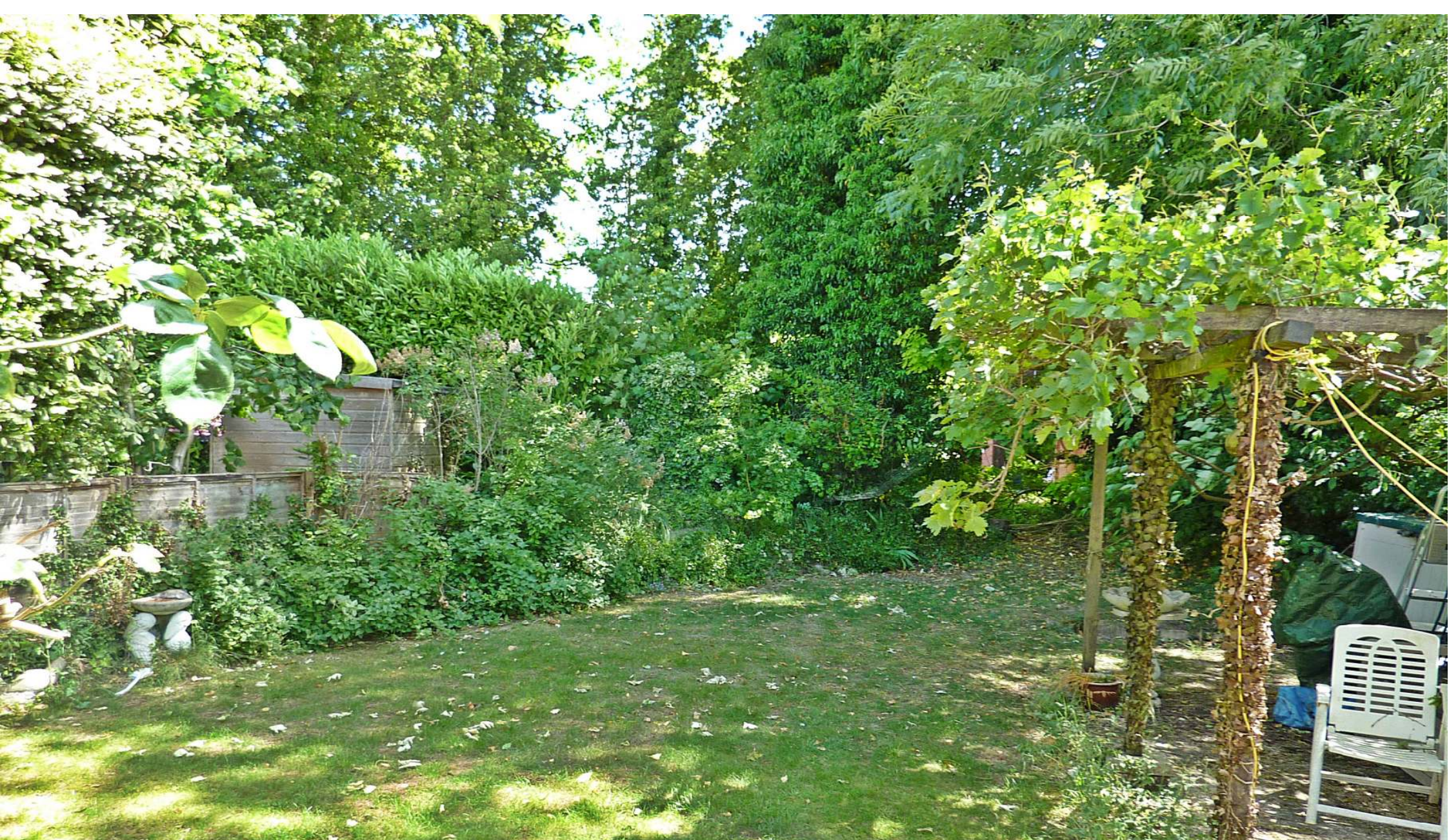
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



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





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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