



HUNT & NASH

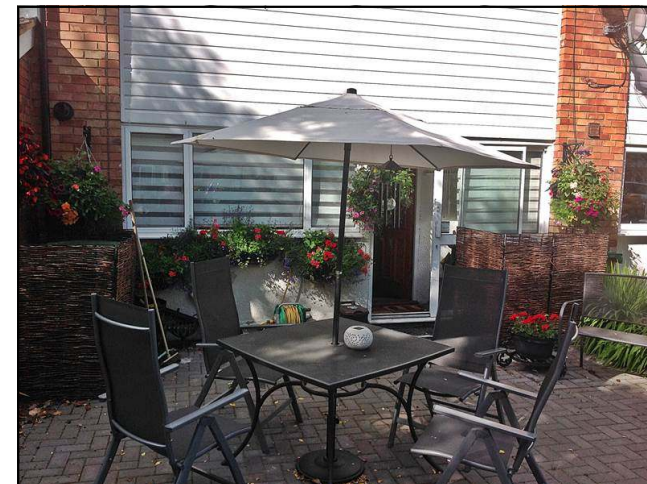
Est. 1938

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# 33 Wooburn Manor Park, Wooburn Green Buckinghamshire HP10 0ET

**THREE BEDROOM TERRACED FAMILY HOME**  
**POPULAR DEVELOPMENT ADJOINING WOOBURN PARK: ST PAUL'S SCOOL CATCHMENT**  
**LARGE RECEPTION ROOM: FITTED KITCHEN: CLOAKROOM**  
**MODERN BATHROOM: AMPLE PARKING: WELL MAINTAINED REAR GARDEN**  
**SINGLE GARAGE: EPC RATING D**



A superbly presented three bedroom family home in the heart of this ever so popular development adjoining Wooburn Park, within a short level walk of the village green and all local amenities.

The spacious accommodation comprises of a large sitting room, with full width patio doors out to the rear garden, a generous fitted kitchen with a range of matching wall and base units with space for all the usual appliances and a double width range style cooker. There is a cloakroom on the ground floor, a useful entrance porch and a recessed cloaks cupboard. On the first floor there are three well proportioned bedrooms and a refitted bathroom comprising of a modern white three piece suite.

To the front of the property is a large block paved driveway providing off road parking for several vehicles and a place to enjoy the mid day sun. At the rear of the property is an enclosed garden laid mainly to lawn with mature, well stocked flower and shrub borders and a raised deck adjoining the rear of the property.

A single garage is conveyed with this property and can be found in a nearby block and can be accessed from the rear of the garden.

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 and Beaconsfield, 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

## OFFERS IN EXCESS OF . . . £475,000 . . . FREEHOLD

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

Tel: 01628 522568

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



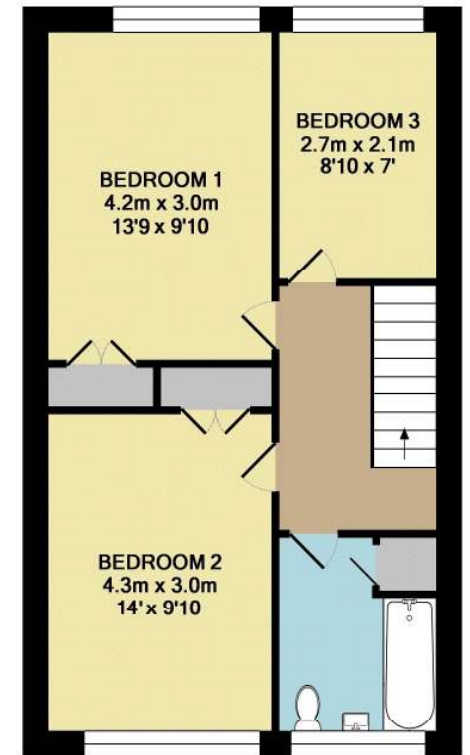
TOTAL APPROX. FLOOR AREA 109.5 SQ.M. (1179 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



GROUND FLOOR



GARAGE



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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