



HUNT & NASH

Est. 1938

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56 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
EPC RATING TBC**



Description

A well presented 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 terrace.

This particular style of property offers spacious accommodation throughout including a large reception room with double doors to the garden, a well equipped kitchen with an ample range of cupboards and drawers 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 room.

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 landscaped garden with a paved path leading to the front door.

At the rear is a lovely mature garden that has been well maintained with well stocked flower and shrub borders, a paved patio area and a further riverside terrace overlooking the adjoining River Wye.

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 . . . £445,000 . . . FREEHOLD

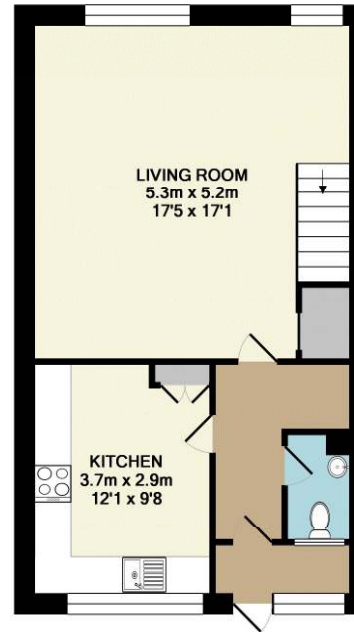
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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

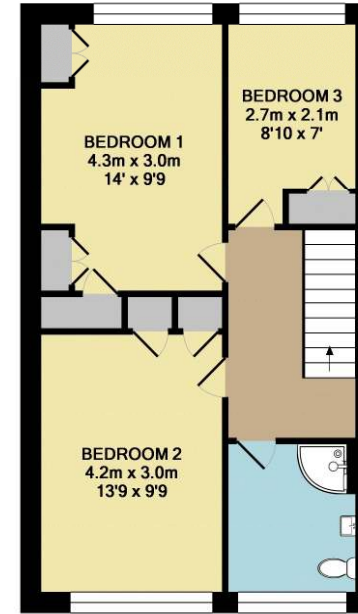


TOTAL APPROX. FLOOR AREA 94.6 SQ.M. (1018 SQ.FT.)

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
APPROX. FLOOR
AREA 47.3 SQ.M.
(509 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 47.3 SQ.M.
(509 SQ.FT.)



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

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