



HUNT & NASH

Est. 1938

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# 5 Glory Mill Lane, Wooburn Green Buckinghamshire HP10 0BX

**ATTRACTIVE TERRACED COTTAGE: THREE BEDROOMS  
SITTING ROOM: DINING ROOM: FITTED KITCHEN  
GROUND FLOOR BATHROOM: SOUTHERLY REAR ASPECT  
POPULAR LOCATION: NO ONWARD CHAIN: EPC RATING E**



## Description

This charming terraced cottage is presented to the market in good condition throughout and is located within a popular residential area convenient for all local communication links.

The sitting room has an attractive fireplace and a large bay window allowing plenty of light, there is a staircase rising to the first floor and a door that leads through to the dining room. The dining room features another attractive fireplace and has double doors leading to the rear garden and a door to the kitchen.

The kitchen is fitted with a range of matching wall and base units and leads through to a rear lobby with another access to the garden and a door to the ground floor bathroom fitted with a white suite of bath, basin and WC.

On the first floor are three good size bedrooms but it should be noted that bedroom three is accessed through bedroom two.

## Outside

To the front of the property is a small garden with a low brick wall and a wrought iron gate. The rear garden enjoys a southerly aspect and is mainly lawn with a paved patio area and mature flower and shrub borders. There is also space for a garden shed.

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

## 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**

# GUIDE PRICE . . . £325,000 . . . 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)



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. Not to scale.  
Produced for Hunt and Nash Estate Agents





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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