

HUNT & NASH

Est. 1938

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West View, Stratford Drive, Wooburn Green Buckinghamshire HP10 0QH

**EXCEPTIONAL DETACHED FAMILY HOUSE OF ABOUT 2900 sq ft
STUNNING OPEN PLAN KITCHEN WITH ATTACHED SNUG: ELEGANT LIVING ROOM
STUDY/OFFICE: GYM/FAMILY ROOM: SEPARATE UTILITY ROOM
FOUR DOUBLE BEDROOMS: EN SUITE TO MASTER BEDROOM;
STYLISH BATHROOM WITH FREE STANDING BATH: GROUND FLOOR SHOWER ROOM
WELL MAINTAINED GARDENS: LARGE REAR PATIO: HEATED SWIMMING POOL
COUNCIL TAX BAND G: EPC RATING D**



This fabulous detached family home is presented to the market in superb condition throughout and offers spacious, flexible accommodation approaching 2900 sq ft conveniently located for St Paul's Church of England Combined School.

The property has been extended and improved over the years, allowing for a lovely flow throughout, centring on a stunning, bespoke kitchen/breakfast room across the rear of the house, with an adjacent snug/sitting area and bi fold doors out to the garden. There are ample units above and below quartz worktops with a butler style sink and space for all the usual appliances, including a range style cooker.

Other reception rooms include a dual front aspect living room with an attractive wood burning stove, there is a gym/family room off the snug and a home office/study off the entrance hall. Completing the ground floor accommodation is a separate utility room and a ground floor shower room.

On the first floor are four double bedrooms, with fitted or built in storage, and a lovely family bathroom with a freestanding roll top bath, separate walk in shower, wash hand basin and WC. The master bedroom has a range of fitted wardrobes and dressing units and also benefits from an en suite shower room with a large 'wet room style' walk in shower, wash hand basin and WC.

To the front of the property is a gravelled driveway providing off road parking for a number of vehicles, leading to an attached single garage. There is an expanse of lawn that may be suitable for a carriage style driveway, subject to the usual consent. A side gate leads to the rear garden that is mainly laid to lawn with mature, well stocked flower and shrub borders and a large recently laid patio extending across the width of the property. The heated swimming pool is fenced for safety and is located in the far corner of the garden taking full advantage of the sun throughout the day.

HMRC Anti Money Laundering

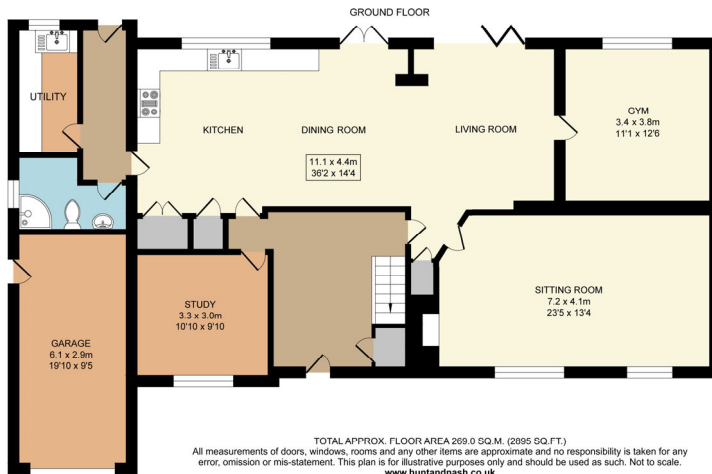
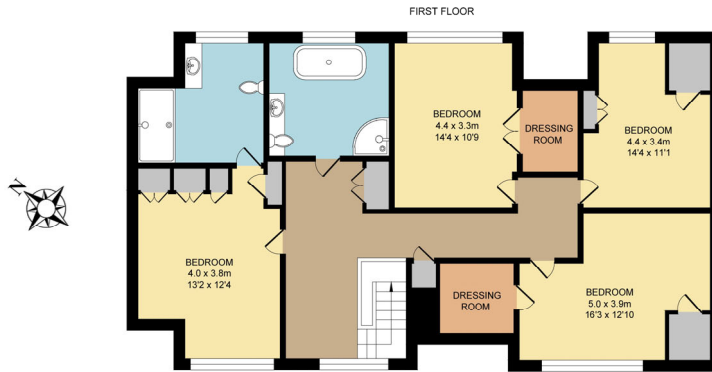
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £1,300,000 . . . 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 269.0 SQ.M. (2895 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.
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TDS
Tenancy Deposit Scheme
member

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