



HUNT & NASH

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# Oakdale, Wooburn Town Buckinghamshire HP10 0PW

**DETACHED FAMILY HOME IN THE HEART OF THIS POPULAR LOCATION  
TWO RECEPTION ROOMS: KITCHEN: CLOAKROOM  
THREE BEDROOMS: FAMILY BATHROOM: CONSERVATION AREA  
DELIGHTFUL REAR GARDEN: OFF ROAD PARKING  
NO ONWARD CHAIN: EPC RATING D**



An attractive bay fronted detached family home within the heart of Wooburn Town, opposite St Paul's Church, offered for sale with no onward chain.

The accommodation is arranged over two floors consisting of two reception rooms, a kitchen and a cloakroom on the ground floor and then three bedrooms and a bathroom on the first floor.

The dining room features a lovely bay window to the front and the sitting room has been slightly extended with double doors leading out to the rear garden.

Although generally well presented throughout, the property would benefit from some updating but is conveniently placed for both Wooburn Green and Bourne End and particularly convenient for walking the dog at Wooburn Park.

Wooburn Town is a very desirable location comprising of a majority of period homes set around a beautiful Church, within catchment for St Paul's School.

To the front of the property is a block paved driveway providing off road parking for one vehicle and a small front garden. There is a covered side access leading to the rear garden.

The rear garden extends to around 80' and is mainly lawn with mature flower and shrub borders with a garden shed and a greenhouse.

Bourne End is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Sir William Borlase and Wycombe High School.

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

## Directions

From our offices bear left at the mini roundabout into Cores End Road and at the next roundabout turn left towards Wooburn Green.  
Upon reaching St Paul's Church fork right into Wooburn Town between the Church and The Old Bell pub.

## GUIDE PRICE . . . £565,000 . . . 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](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 97.1 SQ.M. (1045 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. Produced for Hunt and Nesh 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