

HUNT & NASH
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27 Watery Lane, Wooburn Moor Buckinghamshire HP10 0NE

**GOOD SIZE DETACHED FAMILY HOME WITH NO ONWARD CHAIN
CLOAKROOM: SITTING ROOM: DINING ROOM: STUDY
KITCHEN/BREAKFAST ROOM: MASTER BEDROOM WITH EN SUITE
THREE FURTHER SPACIOUS BEDROOMS: FAMILY BATHROOM
FRONT AND REAR GARDENS: GARAGE AND PARKING
NO ONWARD CHAIN: EPC RATING D**



Description

This spacious detached family home has been extended to provide comfortable accommodation throughout and is offered for sale with no onward chain.

On the ground floor there is a cloakroom and a large double aspect sitting room with patio doors to the garden. There is a separate dining room, study and fitted kitchen with an outlook over the rear garden.

On the first floor there are four generous bedrooms including a master bedroom with an en suite bathroom and there is a large family bathroom for the other three bedrooms.

The property is generally well presented throughout and is conveniently located for all local amenities.

Outside

Both the front and rear gardens are mainly to lawn with raised paved patio areas and mature flower and shrub borders. There is a block paved driveway providing plenty of off road parking leading to an integral garage with an up and over door, power and light.

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.

Directions

Please contact our office for directions

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

GUIDE PRICE . . . £645,000 . . . 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 163.7 SQ.M. (1761 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 Nash Estate Agents.



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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