



HUNT & NASH

Est. 1938

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# 2 Church View, Wooburn Town Buckinghamshire HP10 0PW

**SEMI DETACHED PERIOD HOME: ELEGANT RECEPTION ROOMS  
SOME ORIGINAL FEATURES: THREE BEDROOMS: KITCHEN  
FIRST FLOOR BATHROOM: IN NEED OF UPDATING  
80' REAR GARDEN: SOUGHT AFTER CONSERVATION AREA  
ST PAUL'S SCHOOL CATCHMENT: NO ONWARD CHAIN: OFF ROAD PARKING  
EPC RATING E**



A handsome older style semi detached residence with well proportioned rooms and a wealth of original features in a highly sought after hamlet between Bourne End and Wooburn Green.

The drawing room has a stripped wooden floor and features an attractive fireplace and original shuttered sash windows. The sitting room/dining room leads through to the kitchen that enjoys a rear aspect over the garden.

On the first floor there are three bedrooms (two doubles and a single) and a family bathroom.

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.

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

To the front of the property is a driveway providing off road parking for one vehicle and there is a very attractive climber adding to the charm of this delightful home.

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

## HMRC Anti Money Laundering

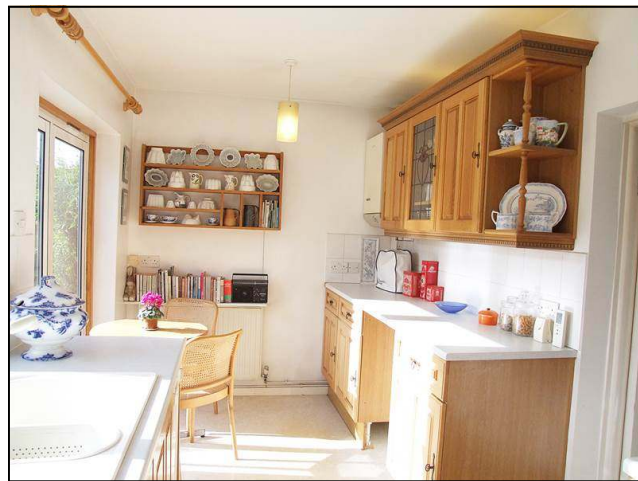
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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 . . . £545,000 . . . 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 124.6 SQ.M. (1342 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.







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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