



HUNT & NASH

Est. 1938

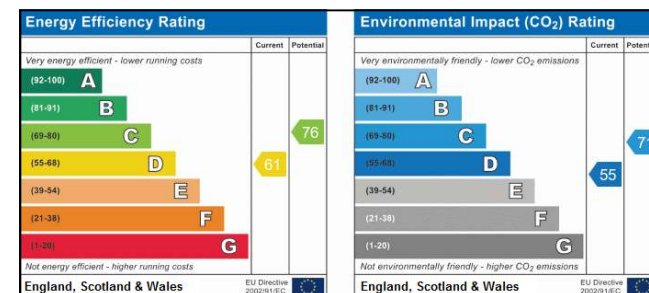
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# 17 Boundary Road, Wooburn Green Buckinghamshire HP10 0DH

**ATTRACTIVE BAY FRONTED DETACHED FAMILY HOUSE  
THREE BEDROOMS: FRONT ASPECT SITTING ROOM  
FULL WIDTH STYLISH KITCHEN/BREAKFAST ROOM  
RE FITTED BATHROOM: FRONT AND REAR GARDENS**

**\*NO ONWARD CHAIN: EPC RATING D**

**\*IDEAL FOR TAKING ADVANTAGE OF THE CURRENT STAMP DUTY INCENTIVE**



## Entrance Hall:

Door to front, under stairs storage cupboard, stairs rising to first floor

## Lounge:

15' 11" Into bay x 11' 10" (4.85m x 3.60m) Double glazed bay window to front, attractive open fireplace, radiator

## Kitchen/Breakfast Room:

22' 3" x 10' 0" (6.78m x 3.05m) A lovely bright room with double glazed doors to rear garden, door to side, window to side, range of eye and base level units, sink and drainer, roll edge work surfaces, integrated oven, hob and extractor, integrated dishwasher, space for fridge/freezer and washing machine, radiators

## First Floor Landing:

Double glazed window to side, airing cupboard, access to roof space

## Bedroom 1:

16' 0" into bay x 11' 10" (4.87m x 3.60m) Double glazed bay window to front, radiator, fitted wardrobes

## Bedroom 2:

12' 0" x 9' 10" (3.65m x 2.99m) Double glazed window to rear, radiator

## Bedroom 3:

10' 8" x 9' 10" (3.25m x 2.99m) Double glazed window to rear, radiator

## Bathroom:

Frosted double glazed window to front, panel bath with shower over, low level WC, pedestal wash hand basin, ceramic tiling, tiled flooring, heated towel rail, extractor fan

## Outside:

Front garden with driveway, steps up to property, mainly laid to lawn, side access to rear garden. Patio area plus a decked terrace and seating area, lawn with raised shrub borders, paved area to side, space for garden shed.

## 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**

# OFFERS OVER . . . £475,000 . . . 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)



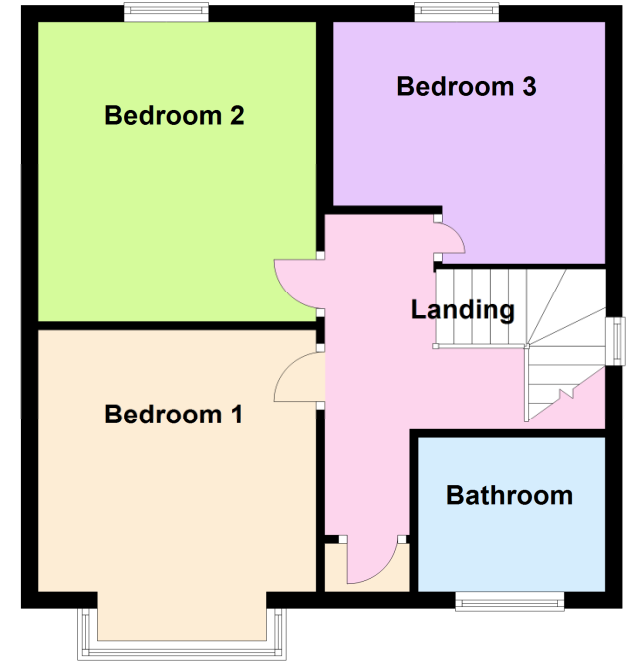
### Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



### First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.





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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