



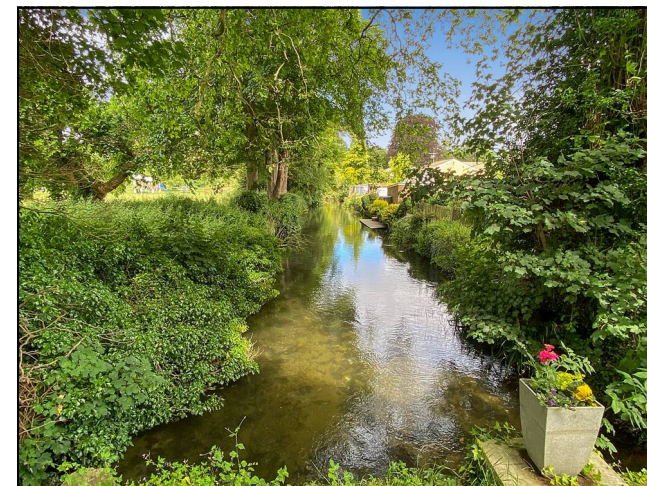
HUNT & NASH

Est. 1938

www.huntandnash.co.uk

21 Wooburn Manor Park, Wooburn Green Buckinghamshire HP10 0ET

**OFFERING PLENTY OF POTENTIAL, STPP
IN NEED OF SOME UPDATING: FABULOUS SOUTH FACING GARDEN
ADJOINING RIVER WYE WITH DIRECT ACCESS TO WOOBURN PARK
THREE/FOUR BEDROOMS: TWO/THREE RECEPTION ROOMS
BATHROOM, SHOWER ROOM, CLOAKROOM: GARAGE
ST PAUL'S SCHOOL CATCHMENT: NO ONWARD CHAIN
COUNCIL TAX BAND E: EPC RATING C**



In our opinion, occupying one of the best positions on Wooburn Manor Park with direct access over The River Wye to the cricket pitch and park itself, this semi detached family home has been extended at ground floor level and benefits from a much larger than average south facing rear garden.

The accommodation at present is in need of some updating but is of a good size and offers plenty of flexibility. On the ground floor there is a spacious sitting room with patio doors to the rear and stairs rising to the first floor. This room is complemented by a separate dining room and a front aspect kitchen. Off the sitting room is a third reception room that could also be used as a ground floor bedroom and there is a cloakroom off the hall and a converted wet room.

On the first floor are three generous bedrooms and a family bathroom.

The garden at the rear and side of the property is a particular feature and is laid mainly to lawn with mature flower and shrub borders. The garden adjoins The River Wye and we believe this is the only property on the development with direct access over the river onto Wooburn Park. We feel the house lends itself to further extension and remodelling and enquiries regarding this should be directed to the Local Planning Authority, as the necessary consent will need to be obtained. There is a single garage also conveyed with this property, in a nearby block

Within a short walk is Wooburn Green, a popular village with thriving shops, restaurants, pubs and excellent schools. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40. Beaconsfield station is also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line)

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

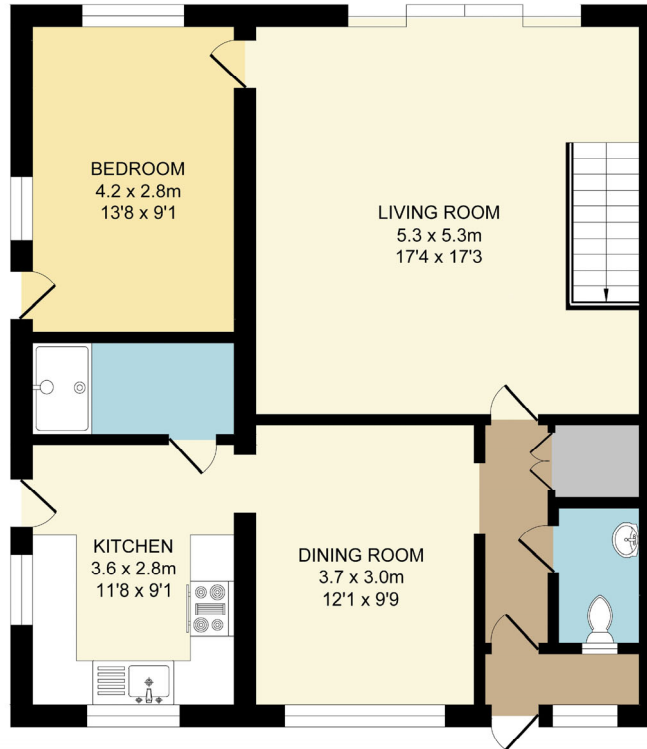
GUIDE PRICE . . . £635,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

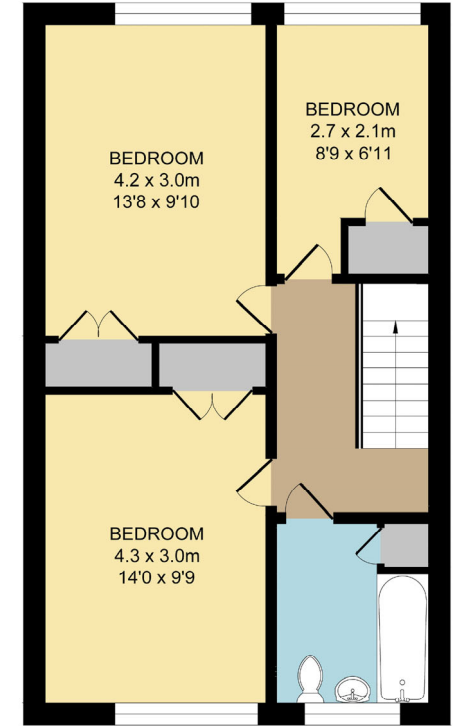
Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 124.0 SQ.M. (1335 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. www.huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR





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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