



HUNT & NASH
Est. 1938 www.huntandnash.co.uk

Vivid Cottage, Old Moor Lane, Wooburn Moor, Buckinghamshire HP10 0LZ

**CHARACTER COTTAGE: CONSERVATION AREA: THREE BEDROOMS
TWO/THREE RECEPTION ROOMS: OPEN PLAN LIVING AREAS
FIRST FLOOR BATHROOM SOUTHERLY REAR GARDEN: OFF ROAD PARKING
LOVELY LOCATION: EPC RATING D**

GUIDE PRICE . . . £460,000 . . . FREEHOLD



Family Room

11'10 (3.6m) x 11'9 (3.58m). Wooden door to front, attractive double glazed sash window to front, radiator, stairs to first floor, door to kitchen, open arch through to

Lounge

11'10 (3.6m) x 9'10 (2.99m). Double glazed sash window to front, open fireplace with wood burning stove, radiator, step down to

Dining Room

10'2 (3.1m) x 9'11 (3.02m). Enjoying a lovely aspect over the garden with double glazed doors, radiator, tiled flooring, open plan to

Kitchen

12'3 (3.73m) x 9'1 (2.77m). Double glazed windows to rear, range of modern wall and base units with wooden worktops, complementary tiling, stainless steel sink and drainer with mixer taps, cupboard housing wall mounted gas fired combi boiler, space for oven, washing machine and dishwasher, integrated wine fridge, integrated freezer, inset lighting, under unit lighting, tiled flooring.

Bedroom 1

11'10 (3.6m) x 9'9 (2.97m). Double glazed sash window to front, radiator, attractive fireplace.

Bedroom 2

11'8 (3.55m) x 8'5 (2.56m). Double glazed sash window to front, radiator, access to roof space.

Bedroom 3

11'1 (3.38m) x 8'3 (2.51m). There is a step down into this room, double glazed and frosted double glazed windows to rear, velux window to rear, radiator.

Bathroom

Double glazed sash window to rear, panel bath with shower over, low level WC, pedestal wash hand basin, ceramic tiled walls, heated towel rail, inset lighting.

OUTSIDE

Picket fence, small path to front door, tiled areas to sides.

Rear Garden

Landscaped rear garden with large paved patio area and a generous lawn with mature flower and shrub borders, garden shed, outside power socket, wooden deck with matching water feature, hard standing with former MOT pit

Off road parking for three cars via a wooden gate at the end of the garden.

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.

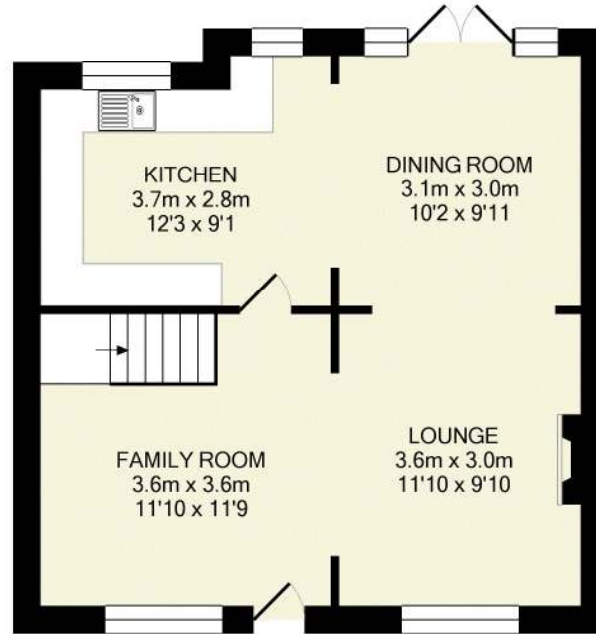
Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

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

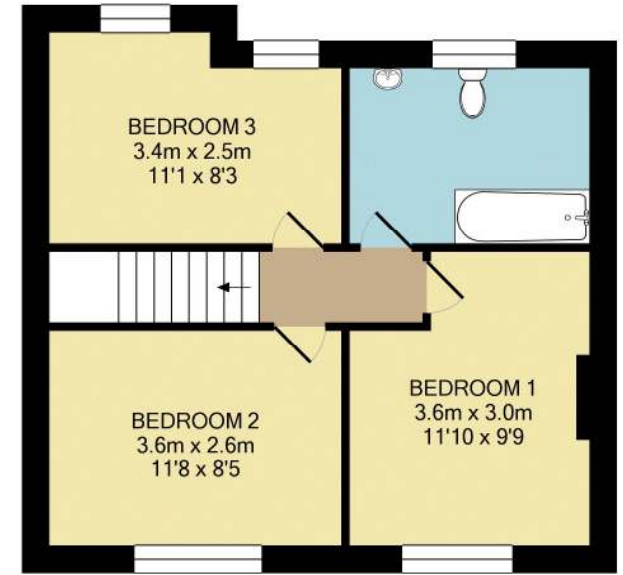
Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 79.0 SQ.M (850 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 andn Nash Estate Agents



GROUND FLOOR



FIRST FLOOR

Directions

Please call our offices for accurate directions





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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