

1 ORCHARD DRIVE, WOOBURN GREEN
PRICE: Offers in the region of £675,000 FREEHOLD

ANDREW MILSOM

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WOOBURN GREEN
BUCKS HP10 OQN

PRICE: Offers in the region of £675,000
FREEHOLD

Situated in this popular and convenient setting with views across the River Wye to the front and within a short stroll and catchment of St Paul's Primary School, a well presented three bedroom detached family home position between both Bourne End and Wooburn Green village centres.

PRIVATE GARDEN:
THREE BEDROOMS ONE WITH ENSUITE:
FURTHER BATHROOM:
ENTRANCE HALL: CLOAKROOM:
LIVING ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING: GARAGE.

TO BE SOLD: an attractive and well planned three bedroom detached family home conveniently located between both Bourne End and Wooburn Green village centres which have shops for day to day needs, doctor's surgery and post office and schooling in the area is highly regarded. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield). There are railway stations in nearby Bourne End serving London Paddington, via Maidenhead, which will ultimately connect to Crossrail and also in Beaconsfield serving London Marylebone.

The accommodation comprises:

UPVC front door to **ENTRANCE PORCH** with cupboard housing electricity meter. Double glazed window to side.

CLOAKROOM white suite comprising low level w.c., suspended wash hand basin, frosted window, radiator.



LIVING ROOM a side aspect room with double glazed bay window, feature fireplace with inset gas fire, television aerial point, stairs to First Floor Landing, radiator and door to



DINING ROOM a front aspect room with double glazed window, radiator and door through to;



KITCHEN/BREAKFAST ROOM fitted with a matching range of wooden floor and wall units with plenty of work surface over including a breakfast bar area, inset electric hob with extractor fan over and oven under, integrated dishwasher, space and plumbing for fridge freezer, washing machine, dishwasher. One and a half bowl enamel sink unit, double glazed windows, radiator, central heating boiler, door to garden.

FIRST FLOOR

LANDING with access to loft space, double glazed arched window, airing cupboard.



BEDROOM ONE with double glazed window, built in wardrobes, radiator, door to;



ENSUITE BATHROOM A matching suite comprising panelled bath with shower over, vanity with inset sink and low level wc, double glazed frosted window, part tiled walls, extractor fan.



BEDROOM TWO a double room with double glazed window, built in wardrobe, radiator.

BEDROOM THREE with double glazed window, radiator.



BATHROOM white suite comprising quadrant shower cubicle, wash hand basin with vanity under, low level w.c., double glazed window, radiator, heated towel rail, tiled walls and floor.

OUTSIDE

TO THE FRONT and side of the property is an area of lawn and well maintained shrubbery. The single **GARAGE** can be found to the right hand side with a paved driveway in front.



THE GARDEN which is predominantly laid to lawn with a paved path from the rear of the house to the garage.

Ref: BOU 133 **EPC BAND: D**

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666.** We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue to the next roundabout turning left, in the direction of Wooburn Green, proceed for a short distance turning left again into Stratford Drive and immediately right into Orchard Drive.

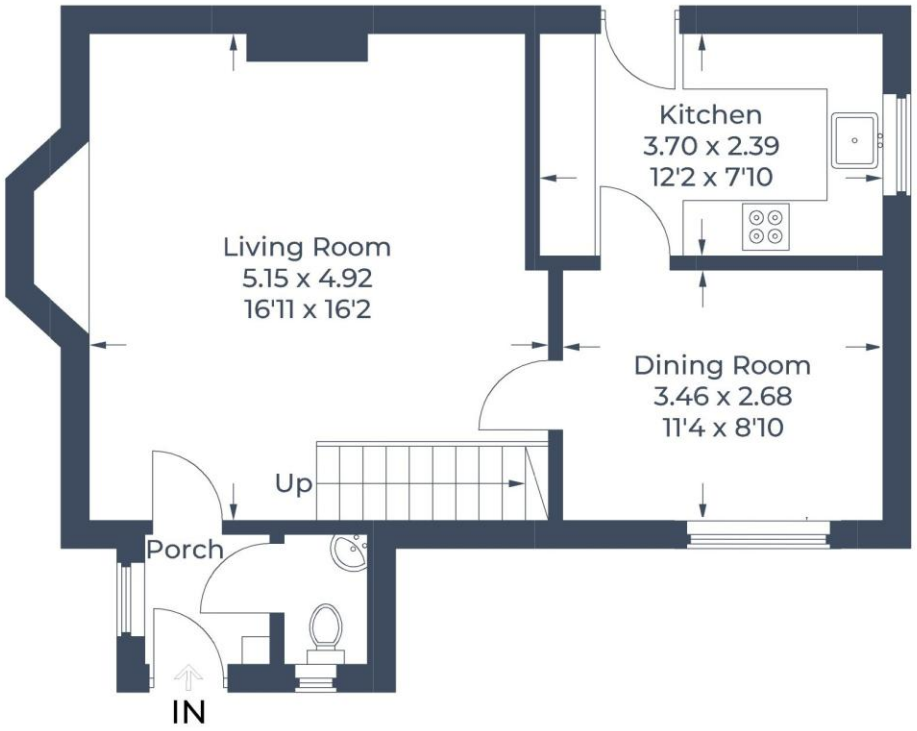
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

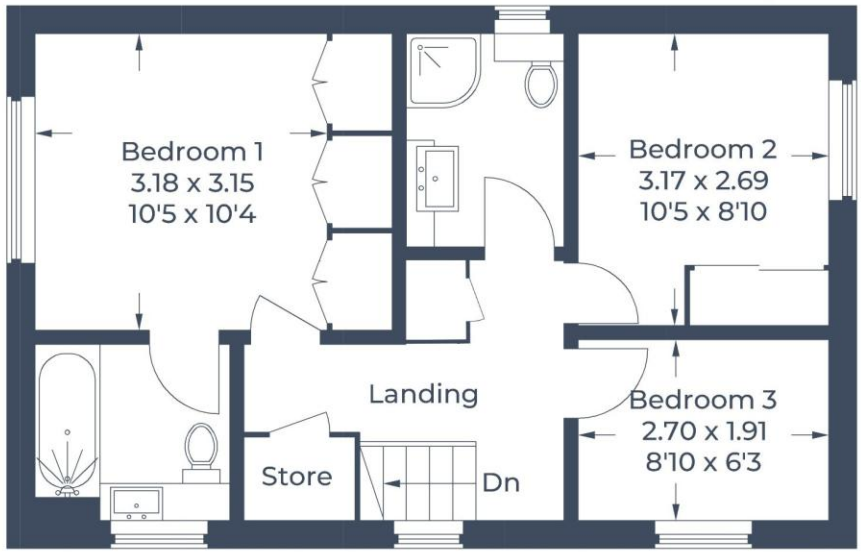
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

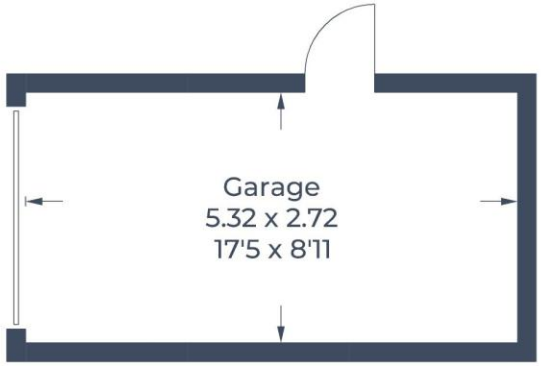
Approximate Gross Internal Area
Ground Floor = 49.0 sq m / 527 sq ft
First Floor = 44.9 sq m / 483 sq ft
Garage = 14.3 sq m / 153 sq ft
Total = 108.2 sq m / 1163 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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