

# Wycombe Lane, Wooburn Green

## Guide Price - £700,000



A luxury four-bedroom, 3 bathroom town house, constructed by local developers Dulieu Builders. It is ideally located within a short walk of The Green and village centre of Wooburn Green. High specification interior design and finish. A rare opportunity to secure a stunning new property!

**Luxury 4 Bedroom Home**  
**Driveway Parking**  
**Superb Design and Finish**

**New Build**  
**Large Rear Garden**  
**Two En-suites**

# **79A Wycombe Lane, Wooburn Green, High Wycombe,** **Buckinghamshire, HP10 0HD**

## **Accommodation Comprises:**

### **Entrance Hall:**

Black composite front door, wood effect floor tiles, radiator, stairs rising to first floor with under stairs storage cupboard, doors to:

### **Reception Room 2:** 11' 9" x 9' 11" (3.58m x 3.01m)

Fitted neutral carpet, double glazed window to front aspect, radiator, pendant light.

### **Open Plan Kitchen Family Room:** 16' 3" x 16' 3" max (4.95m x 4.96m max)

Two tone shaker kitchen with wood effect doors; top half in light grey, bottom half in charcoal grey. White metro tiles under the cabinets and as splashback, Brushed Brass Taps Hob and hood (gas or elec TBC) Integrated fridge freezer Integrated dishwasher. Wood effect tiles on the floor, Black Crittall double patio doors.

### **Downstairs WC:**

White sanitary ware. Wood effect tiles on the floor, White wall tiles as splash back, Brushed brass taps and flush plate, Shadow Grey shaker vanity unit, Black round mirror

### **Utility room:** 9' 11" x 5' 4" (3.01m x 1.63m)

Shaker units with wood effect in light grey (same as kitchen units) Space and plumbing for washing machine and tumble dryer. (Not supplied)

### **Stairs and First Floor Landing:**

Light neutral carpet, banister in light oak with spindles painted in Dulux- almost black, built in cupboard, doors to all first floor rooms:

### **Bedroom 1:** 16' 3" x 10' 8" (4.95m x 3.26m)

Fitted light neutral carpet, radiator, double glazed window to rear aspect, door to En-suite.

### **En-suite:**

Black framed sliding shower enclosure with white gloss metro tiles in shower, up half of the back wall with matching tile trim and full length of the shower enclosure. Shadow Grey shaker vanity unit with brushed brass taps and flush plate Brushed brass mirror and wall lights. White WC and Symphony compass white- Boyden floor tiles. Heated towel rail

### **Bedroom 3:** 11' 1" x 9' 5" (3.39m x 2.86m)

Fitted light neutral carpet, radiator, double glazed window to front aspect.

### **Bedroom 4:** 8' 11" x 6' 7" (2.73m x 2.01m)

Fitted light neutral carpet, radiator, double glazed window to front aspect.

### **Family Bathroom:**

White sanitary ware fitted with an enclosed cistern WC, a bath with shower over, and shadow grey shaker vanity unit housing wash hand basin. Matt marble tiles on the floor, continuing halfway up the wall, all the way around the room. White gloss rectangle brick tile in bath/shower and as splashback behind the sink. Brushed brass taps and flush plate. Heated towel rail.

### **Stairs to Second Floor and Second Floor Landing:**

### **Bedroom 2:** 13' 9" max x 11' 2" max (4.18m x 3.41m max)

Some restricted head height in eaves, fitted light neutral carpet, radiator, velux window to rear aspect, doors to walk in robe and en-suite.

### **Walk in robe:** 9' 10" max x 6' 4" max (3.0m x 1.93m max)

fitted light neutral carpet, velux window to front aspect.

### **Bathroom:**

White sanitary ware fitted with enclosed cistern WC, shower and wash hand basin set in shadow grey shaker vanity unit. Matt marble tiles on the floor, White tiles in the shower and as splashback behind the sink, brushed brass taps and flush plate. Heated towel rail.

### **Council Tax Band:** TBC

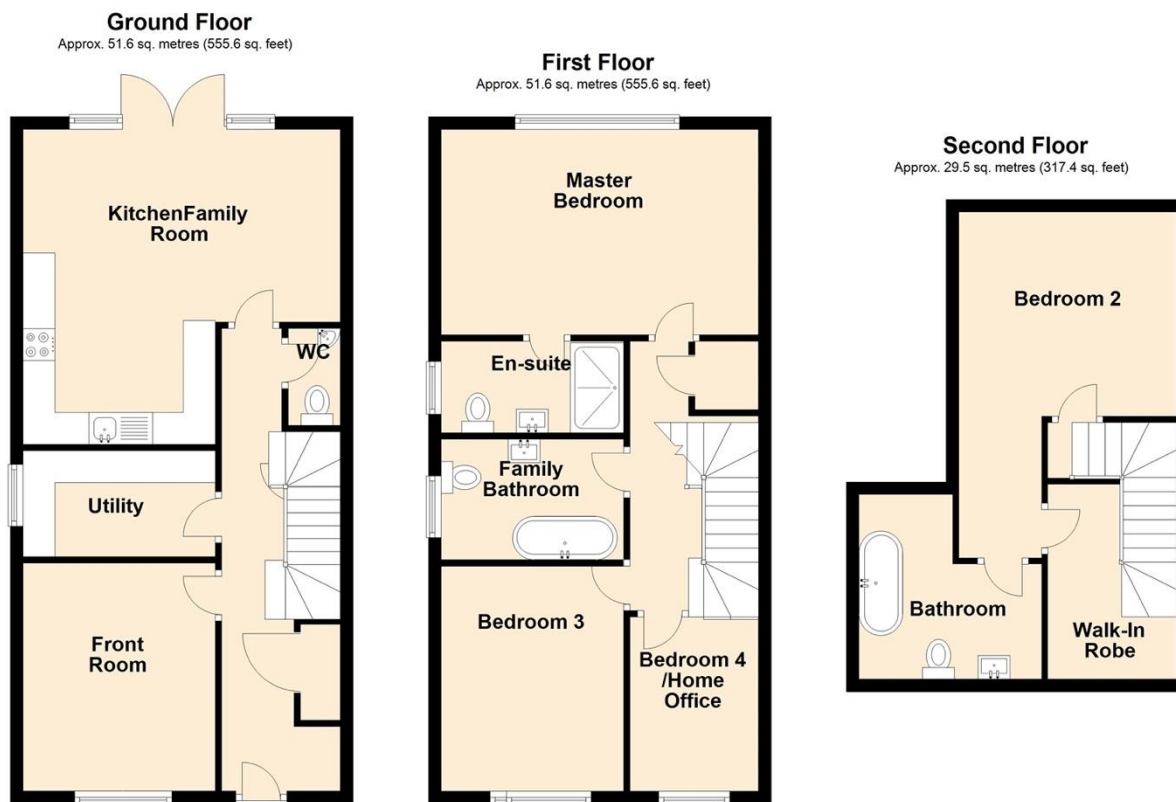
### **EPC Rating:** TBC

## **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

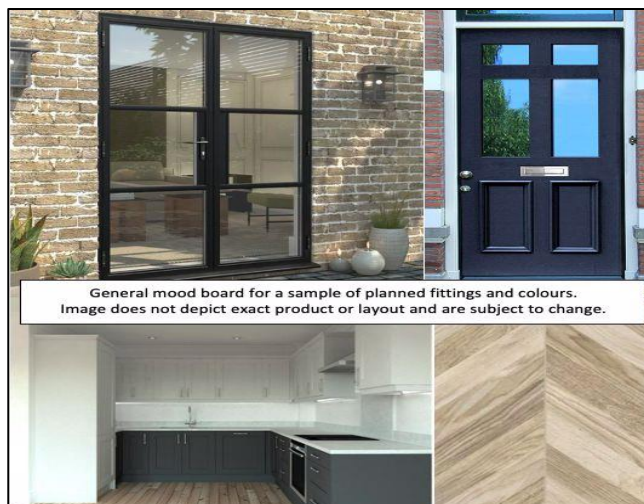
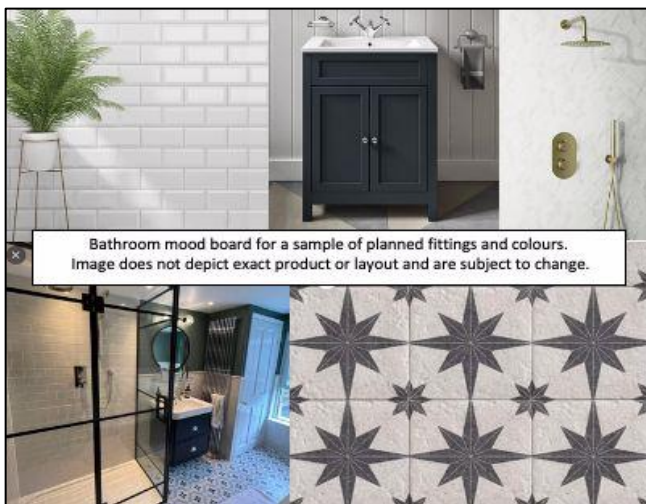
**FOR FURTHER INFORMATION**  
**PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON**  
**01628 527766**

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Total area: approx. 132.7 sq. metres (1428.6 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.



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