

# CRENDON HOUSE

Est. 1971

## Family Home - Stunning Views Wooburn Green - £875,000 Freehold



A stunning 4-bedroom family home, perfectly situated in a highly desirable elevated location boasting breath taking views of the surrounding countryside and boasting a large wrap-around private garden, this property offers the perfect blend of indoor-outdoor living. There are numerous benefits to this surprising home including a detached garage with large block paved driveway, underfloor heating to Orangery & main bathiom, gas central heating, double glazing and with a short & complete chain above, moving in has never been easier.. Don't delay, please call us to take a closer look at this gorgeous house before it's gone... EPC Rating - TBC Council Tax Band - E

Family Home  
4 Bedrooms  
2 Bathrooms & Cloakroom

Sought After Location  
Short & Complete Chain  
Open Plan Living/Dining

# Here Am I, Whitehouse Lane, Wooburn Green, HP10 0NR



## Accommodation Comprises:

### **Entrance Hall:**

Dog leg stairs rising to first floor, skylight window to front aspect along with frosted double glazed window to front, radiator, telephone point, large under stairs cupboard housing metres & fuse board, downlights

### **Living/Dining Room:**

Engineered wooden flooring, television point, 2x radiator, coving, 2x double glazed windows to rear aspect

### **Kitchen:**

Fitted with a range of base and eye level units with roll top work surfaces, incorporating a single sink with drainer & mixer tap, dual aspect with double glazed windows to side & rear, space for five ring range oven with fitted extractor overhead, built in fridge, breakfast bar, glazed door to garden, integrated bin storage and fitted dishwasher

### **Utility room:**

Space for two tall fridge/freezers, space & plumbing for washing machine space for tumble dryer, double glazed window to front aspect, tiled floor, radiator, range of base & eye level units

### **Orangery :**

Fully tiled floor with underfloor heating, Victorian cornice roof, double glazed window to garden, double glazed window to rear & side aspect with far reaching views,

### **Bedroom 3:**

Triple aspect double glazed window to rear and side, double glazed French doors to front, fitted wardrobes with mirror fronted sliding doors, further fitted bedroom cabinetry, engineered wooden flooring, radiator

### **Bedroom 4/Study :**

Double glazed window to front aspect, engineered wooden style flooring, radiator, coving

### **Cloakroom:**

Concealed cistern WC, wash hand basin vanity unit with storage cupboards under, tiled floor, wall mounted Worcester boiler thermostat

### **Bathroom:**

Fully tiled floor with underfloor heating, tiled walls, frosted double glazed window to front aspect, close coupled WC, shower cubicle, radiator, inset wash hand basin with mixer tap and vanity storage cupboard underneath, further fitted mirror fronted vanity cupboard above

### **First Floor Landing:**

Skylight to front aspect, gallery, radiator, access to loft space, airing cupboard housing mega flow pressurised water system tank

### **Bedroom 1:**

2x double glazed windows to front aspect, 2x radiators, fitted drawers and cupboards

### **Dressing Room/Study:**

Built in under eaves storage cupboards, radiator, double glazed window with far reaching views over countryside

### **Bathroom:**

Skylight to rear aspect, fully tiled walls and floor, close coupled WC, panel enclosed bath with wall mounted overhead raindrop shower and glass splash screen, wash hand basin vanity unit with storage cupboard underneath, heated towel rail

### **Bedroom 2:**

Dual aspect with skylight to front & double glazed window to side, radiator, several under storage cupboards, built in wardrobe

### Council Tax Band: E

### EPC Rating:

## **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.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**