

CRENDON **H**OUSE

Est. 1971

Wooburn Green - Large Plot £595,000- Freehold



A rare opportunity to acquire this beautifully presented 3-bedroom detached chalet-style family home, offering a perfect blend of space, convenience and tranquility. The heart of the home is an impressive 23ft + open-plan Living/Dining room, a bright and airy space perfect for both relaxing and entertaining in.

Council Tax Band: E EPC Rating: D

Detached Family Home
Driveway for 5 + Vehicles
3 Reception Rooms

Large Private Garden
3 Bedrooms
Kitchen/Breakfast Room

112 Wycombe Lane, Wooburn Green, High Wycombe, HP10 0HH



Accommodation Comprises:

Entrance Hall:

Stairs rising to first floor, double glazed window to side aspect, solid wooden flooring, dado rail, radiator & under stairs cupboard

Living Room/Dining Room:

Two times radiators, engineered wooden flooring, coving, television point, bay double glazed window to front aspect with fitted timber blinds, brick built working fireplace with tiled hearth and timber mantel piece, double glazed windows to side & rear aspect

Kitchen:

Fitted with a range of basin eye level units with roll top works surfaces, one and a half bowl sink with drainer and mixer tap, dual aspect with double glazed windows to both sides, part tiled walls, fitted breakfast bar, plumbing for dishwasher, space for tall American style fridge/freezer, built in oven and gas hob with fitted extractor overhead and courtesy light

Utility room:

Double glaze window to rear aspect, part glazed stable door to rear garden, space & plumbing for washing machine, space for tumble dryer & space for chest freezer, tiled floor and radiator

Family Bathroom:

Pedestal wash hand basin, close coupled WC, heated towel rail, frosted double glaze window to rear, radiator, tiled floor, part tiled walls, coving, fitted storage cupboard, panel enclosed oversized bath with mixer tap and wall mounted overhead raindrop shower.

Bedroom 3:

Large fitted 2x double wardrobe, coving, wooden flooring, radiator, double glazed bay window to front aspect with fitted wooden blinds

First Floor Landing:

Built in cupboard with double doors & further eaves storage

Bedroom 1:

Skylight to side aspect, radiator, television point, several under eaves storage cupboards, engineered wooden flooring

En-suite :

Close couple WC, wash hand basin vanity unit with storage cupboards under and mixer tap, part tiled walls

Bedroom 3:

Skylight to side aspect, radiator, built in under eaves storage cupboard, engineered wooden flooring,

Rear Garden:

Large rear garden approximately 150ft , mainly laid to lawn with a large gravel area and wooden summer house. Fully enclosed with fencing

Front garden:

Five bar wooden gates opening to driveway with parking for multiple cars and side access to rear garden

Family Room:

Stone tiled floor telephone/internet point, radiator and triple glazed sliding doors to garden

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**