



CAMLET PROPERTIES

INDEPENDENT ESTATE AGENT



WOOBURN GREEN – HP10 0DJ

Attractive well extended and much improved Victorian 3 bedroom semi detached house with new high specification kitchen and bathroom. Ideally situated a short distance of the Village Centre and access to the M40 and High Wycombe the property looks to the rear over Flackwell Heath Golf course. A viewing is highly recommended to appreciate the facilities this property has to offer.

£305,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-100	A		
91-91	B		
80-80	C		
69-68	D		
55-54	E	59	73
39-34	F		
21-18	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53	69
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Double glazed UPVC front door to:-

Entrance Hall

Stairs to first floor, high level cupboard housing electric fuse, door to:-

DINING ROOM 11' 11" x 11' 5"

Oak floor, cast iron fireplace with tiled slips, white stone surround and black marble hearth. Double glazed window to side, radiator, central heating thermostat, door to inner hall, arch to lobby area with under stairs store cupboard, arch to :-

LIVING ROOM 11' 5" x 11' 5"

Wood laminate floor, cast iron fireplace with tiled slips, white stone surround and black marble hearth. Double glazed bay window to front, radiator, telephone point, television point.

REAR HALL (L Shaped)

Door to cloakroom, double glazed door to outside, built in cupboard with plumbing for a washing machine. Arch to:-

KITCHEN 15' 5" x 10' 4"

Splendid well designed quality shaker style kitchen with ample wall cupboards, (some glass fronted) and base units all with soft closing doors, space for American size fridge/freezer, space for large cooker with Rangemaster extractor hood over. Black granite work surfaces with white china butler sink and tiled splash backs, slate floor with under floor heating. Vaulted ceiling with 8 halogen recessed downlighters, double glazed window to side, double glazed UPVC double doors to rear patio.

ON FIRST FLOOR

LANDING

Radiator, door to inner hall leading to bathroom and 2nd floor.

BEDROOM 1 11'8" x 11' 3"

Stripped wood floorboards, large double glazed bay window to front, radiator.

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Stripped wood floorboards, large double glazed bay window to front, radiator.

BEDROOM 2 11' 6" x 8' 9"

Wood laminate floor, cast iron fireplace, double glazed window to rear, radiator.

INNER HALL

Stairs to second floor, door to:-

BATHROOM

New high quality Victorian style white suite of roll edge bath with telephone style mixer tap and shower attachment, high level w.c. with chrome piping, pedestal wash hand basin, enclosed shower cubical with Triton shower controls and large shower head. Combined chrome and white towel rail and radiator, half tiled walls and tiled floor. Double glazed window to side, 4 recessed halogen down lighters.

ON SECOND FLOOR

BEDROOM 3 17' 3" max x 11' 8" max

Part of the recent extension requiring a radiator and carpeting to finish, pine balustrades to stair well, 2 Velux windows to front and double glazed window to rear, access door to small loft area

OUTSIDE

To the front there is a parking area for 2 cars and a gated side path leading to the rear. The rear garden has a paved patio area with brick retaining walls and steps up to the long lawn.

Contact: 01628 533342 or sales@camlet-properties.com

1 STATION HILL, COOKHAM, BERKS, SL6 9BT

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