



CAMLET PROPERTIES

INDEPENDENT ESTATE AGENT



WOOBURN GREEN HP10 0EF

A UNIQUE 4 BEDROOM DETACHED PROPERTY OFFERING BOTH RESIDENTIAL/COMMERCIAL OPPORTUNITY!!

An interesting property which can either be used for business or residential or even converted back to a large family home. This property offers excellent accommodation based over three floors with scope to extend and convert in equal measures, situated in a popular village overlooking a village green with easy access to M40.

EXCELLENT POTENTIAL!

£499,950 FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D	59	68
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
A		
B		
C		
D	57	67
E		
F		
G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
	EU Directive 2002/91/EC	

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RESIDENTIAL PREMISES

ENTRANCE HALLWAY

Stairs to first floor landing, doors to kitchen/diner

CLOAKROOM

Low level wc, wall mounted wash hand basin.

KITCHEN/BREAKFAST 25' x 8'9

A range of floor and wall mounted units, hard work surfaces, Belfast sink, integrated electric oven and gas hob, tiled splash back, space for fridge/freezer, double glazed French doors leading to garden, ample space for dining table, radiator and archway to lounge.

LOUNGE 26'10 X 11' 4

Feature wooden fire surround, radiator, wood laminate flooring, television point, and sliding patio doors leading to rear aspect.

UTILITY ROOM

Plumbing for washing machine, door leading to rear.

DINING ROOM 10'10 X 8'10

Gas boiler, wood laminate flooring and overlooking garden

FIRST FLOOR

BEDROOM ONE 17'4 X 15'

Coved ceiling, radiator

BEDROOM TWO 15'2 X 11'3

Coved ceiling, radiator

BEDROOM THREE 11'6 X 11'1

Built in wardrobes, feature fireplace, radiator

BEDROOM FOUR 8'5 X 6'8

Mirror front wardrobes, radiator

BATHROOM

Comprising of a white suite, enclosed bath with shower over, vanity unit with storage cupboards and inset wash and hand basin, airing cupboard, fully tiled walls and floor.

OUTSIDE

ROOF TERRACE

Secluded terrace with decking, wood balustrade, far reaching views.

GARDEN

Patio area, lawn with flowerbeds, shrubs and plants, seating area, side access.

PARKING

There is off-road parking to the side of the property.

COMMERCIAL PREMISES – DOUBLE BAY WINDOW FRONTED OFFICE SPACE

MAIN OFFICE 20' X 15' 2

Reception desk and further desks, seating area either side, broadband connections. Storage heating.

Office offers opportunity for own personal layout!

MEETING ROOM – FORMER CELLAR 10'6 X 10'

Light & Power, shelving

CLOAKROOM

Low-level wc, wash hand basin, laminate flooring

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

1 STATION HILL, COOKHAM, BERKS, SL6 9BT

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