



Wycombe Lane, Wooburn Green - HP10 0HD

In Excess of £400,000

 **TIM RUSS**  
& Company



## Wycombe Lane

Wooburn Green

- Two bedroom Character Cottage
- Beautifully Presented Accommodation
- Popular Open Plan Living
- Two Bathrooms
- New Roof With Warranty
- Recently Landscaped Garden
- Close To Wooburn Green Village Centre
- No Onward Chain

Situated only a short distance from Wooburn Green village centre, Wooburn Green is a picturesque village and this property is under a 5 minute walk to the village green with a choice of coffee shops, delicatessens, convenience store, public houses and restaurants.

A 5 minute walk the other direction will have you arriving at David Lloyd Gym with a state of the art Gymnasium, indoor and outdoor pools with a Spa and tennis courts plus much more. Then a short drive to junction 3 of the M40 with easy access into London.



# Wycombe Lane

Wooburn Green

A charming two bed character cottage offering open-plan living in a convenient location, complemented by a beautifully landscaped garden.

A beautifully presented two bedroom two bathroom character cottage with a popular open plan design, featuring an attractive fireplace with inset log burner.

The property combines modern day living with character features, so often sought after but rarely found. The complete open plan downstairs provides a light and airy feel which helps enhance the space.

On the first floor are two double bedrooms with an en-suite shower room to the main bedroom, whilst bedroom two is served a superb bathroom.

Outside is a recently landscaped rear garden which is laid to lawn and incorporating a patio area providing an excellent seating area.

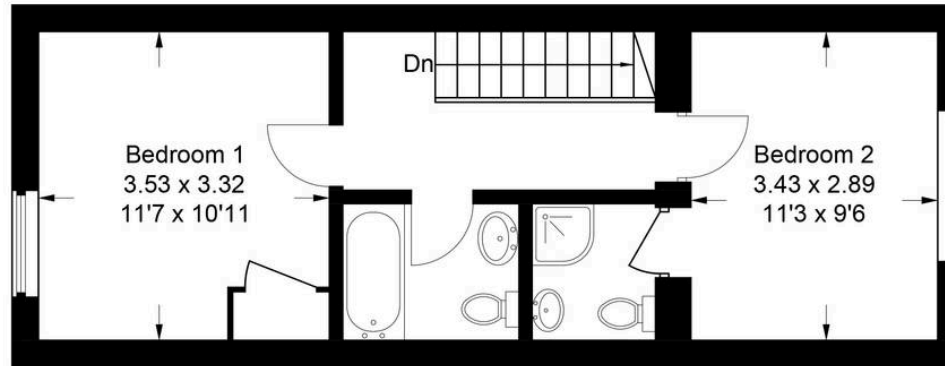
Council Tax band: D

Tenure: Freehold

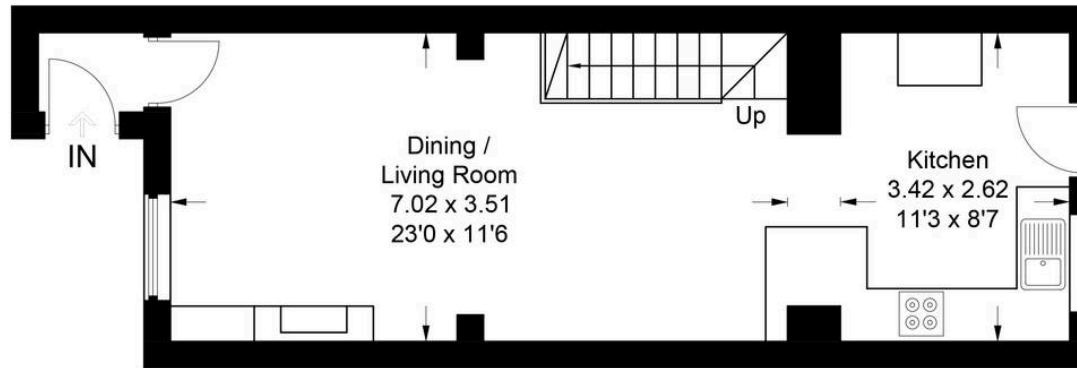
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**First Floor**



**Ground Floor**

**45 Wycombe Lane**

Approximate Gross Internal Area  
 Ground Floor = 37.3 sq m / 401 sq ft  
 First Floor = 35.7 sq m / 384 sq ft  
 Total = 73 sq m / 785 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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