



**BB**

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Wycombe Lane  
Wooburn Green



Wycombe Lane  
Wooburn Green  
Buckinghamshire  
HP10 0HS

- 
- Tenure: Freehold
  - Price: OIEO £350,000
  - Local Authority: WDC
  - EPC Rating: D
  - Council Tax Band: D

Situated in an elevated position close to Wooburn Green Village Centre this lovely two bedroom cottage still retains much of its charm and character. On entering the property you are greeted by a cosy living room with sash window to front aspect and stairs to first floor. Moving through the living room you enter a lovely dining area which then leads to the kitchen. The kitchen has a range of wall and base units with work surfaces over, integral hob and oven, space and services for washing machine, window to rear overlooking the garden and door to side access. On the first floor there are two good sized bedrooms and a family bathroom. To the outside there is nice sized rear garden with patio area leading to lawned area and then a lovely decked area with shed / summer house at the rear.

Wooburn Green is well served by a number of reputable public houses, coffee shop and restaurants. Established country walks, a local fitness and tennis club are all within easy reach. Marlow is a short drive away and provides superb high street shopping, stylish boutiques, an excellent selection of restaurants and public houses and superb walks along the River Thames. Local schooling is held in high regard and there is an excellent range of schools both state and private.

The popular market towns of Beaconsfield (approx 2.5 miles) and High Wycombe (approx 4.5 miles) offer a wide range of facilities along with direct access to London Marylebone (Beaconsfield from 22 minutes). Bourne End railway station (approx 2 miles) also provides rail links into London Paddington. There are excellent road links into London, M25 and Heathrow via the M40 at Junctions 2 and 3.

**BONNERS & BABINGTONS offer - Situated close to Wooburn Green village this delightful two bedroom cottage still retains a wealth of character and charm. With two separate reception areas, cottage kitchen and private rear garden this is an ideal first time opportunity.**





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Ground Floor



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Floor 1



Approximate total area<sup>(1)</sup>

508.38 ft<sup>2</sup>  
47.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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