



# 3 Bishops Walk

Wooburn Green

£525,000



Robertsons



# 3 Bishops Walk Wooburn Green Buckinghamshire HP10 0EW

A detached family home in need of some updating and quietly situated at the end of a no through road. The property offers scope to extend subject to the usual permissions. Entrance hall, Sitting room, Dining room, Kitchen, Three bedrooms, Bathroom, Gas central heating, Double glazing, Rear and side gardens, Double garage and parking. NO CHAIN.

## Entrance hall

Two radiators, stairs to first floor with under stairs storage cupboard housing Vaillant boiler, door to side garden, wall thermostat

## Cloakroom

Low level W.C., wash hand basin with tiled splashback, radiator, window to side

## Sitting room

Radiator, two wall light points, TV point, double doors to Dining room

## Dining room

With sliding patio doors to garden, wall mounted gas heater, arch to kitchen

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven and grill, space for fridge/freezer, fitted four ring Neff gas hob with extractor over, space and plumbing for washing machine, part tiled walls, window to rear

## First floor





**Landing**

Access to loft space

**Bedroom 1**

Radiator, window to rear

**Bedroom 2**

Radiator, window to front

**Bedroom 3**

Radiator, window to rear

**Bathroom**

Coloured suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, tiled walls, radiator, airing cupboard housing hot water cylinder and shelved storage

**Front garden/Parking**

A driveway provides parking for two/three cars

**Double garage**

With metal up and over door

**Rear and side gardens**

A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and attractive walling, extending to 28' x 30'.

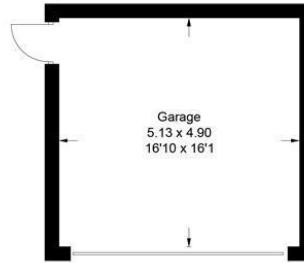
The side garden extends to 21' x 29' and enjoys a southerly aspect.



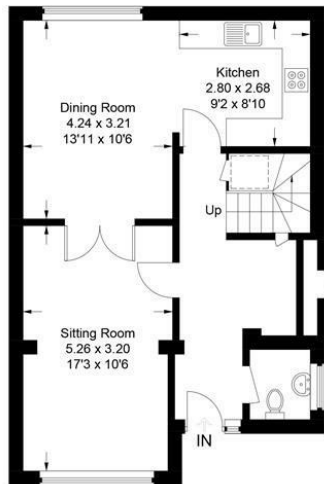


### 3 Bishops Walk

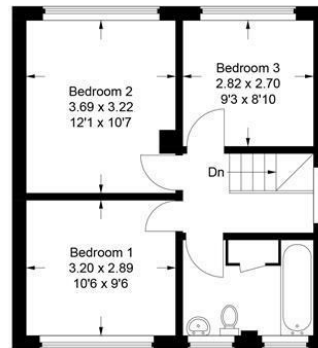
Approximate Gross Internal Area  
Ground Floor (Including Outside Cupboard)  
56.4 sq m / 607 sq ft  
First Floor = 41.5 sq m / 447 sq ft  
Garage = 25.3 sq m / 272 sq ft  
Total = 123.2 sq m / 1,326 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

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.  
© C.J Property Marketing Ltd Produced for Robertsons



Robertsons Estate Agents  
Swains House, Swains Lane  
Flackwell Heath  
Buckinghamshire  
HP10 9BN

Tel: 01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(12 plus) A		
	(81-91) B		
	(55-80) C		
	(39-54) D		
	(23-38) E		
	(9-22) F		
	(1-8) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) A		
	(61-81) B		
	(39-60) C		
	(23-54) D		
	(9-38) E		
	(1-8) F		
	(1-8) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Robertsons