



2 Walnut Grove, Wooburn Green
£665,000



A four bedroomed semi detached home quietly situated within a short walk of the village green and shops. The property is one of just four houses in this highly sought after private close. Entrance hall, Cloakroom, Sitting room, Dining room, Kitchen, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, Garage, Parking for three cars. Viewing recommended.

Council Tax band: F

Tenure: Freehold



Entrance lobby

Radiator, window to side

Cloakroom

Low level W.C., wash hand basin with tiled splash back

Inner hall

Wooden flooring, stairs to first floor with under stairs storage cupboard

Sitting room

With wooden flooring, two radiators, open fireplace with gas point, four wall light points, bay window to front, window to front

Dining room

Wooden flooring, two radiators, three wall light points, window to side, sliding patio doors to garden

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Neff oven and grill, fitted four ring Hotpoint gas hob with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, built in fridge/freezer, part tiled walls, tiled flooring, wall mounted Worcester gas fired central heating boiler, down lighters, window to rear

First floor

Landing

Access to loft space, radiator, airing cupboard housing Megaflo hot water cylinder and shelved storage

Bedroom 1

Radiator, two double built in wardrobes, window to front

En suite shower room

Shower cubicle housing Grohe shower unit, low level W.C., wash hand basin with mixer tap and tiled splash back, heated towel rail, down lighters, shaver point, window to side


Bedroom 2

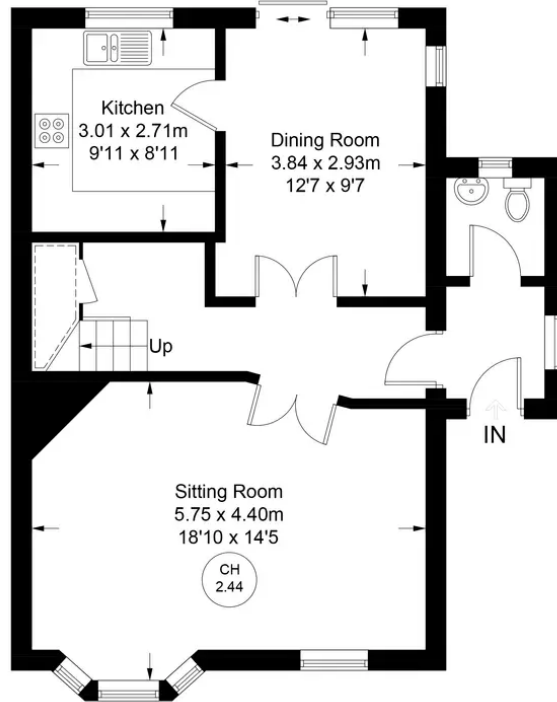


Approximate Gross Internal Area
 Ground Floor = 59.7 sq m / 643 sq ft
 First Floor = 53.1 sq m / 571 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 126.0 sq m / 1356 sq ft

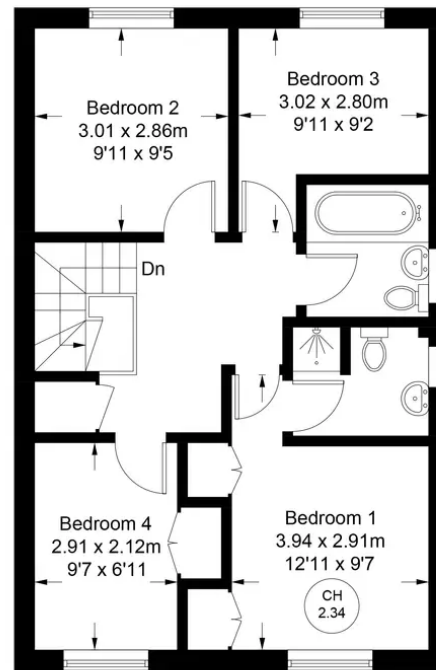


CH 2.56 = Ceiling Height

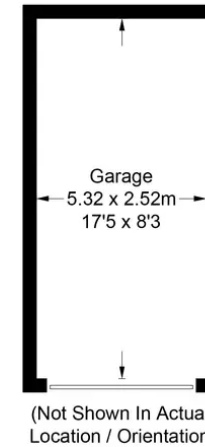
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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