



5 Coaters Lane, Wooburn Green - HP10 0FF

Offers Over £500,000

 **TIM RUSS**
& Company



5 Coaters Lane

Wooburn Green

- Open plan Kitchen/Dining room
- Large Garage
- Bright and airy Living Room
- Three good size bedrooms
- Attractive Garden with decking area
- No onward chain
- Close to David Lloyd Leisure Centre

Just 3 miles from Beaconsfield and under a mile from Wooburn Green's village centre, this apartment is perfectly placed. You'll find local shops nearby for everyday needs, with larger stores like Waitrose, M&S Food Hall, Sainsbury's, and a large Tesco all within easy reach. Great transport links to the M40 (Junction 3) is just over a mile away for easy access to London, Oxford, and beyond. Fast train services run to London from both Beaconsfield (Marylebone) and Bourne End (Paddington via Maidenhead). And for fitness fans, the David Lloyd Health Club & Spa is just a stone's throw from your front door.



5 Coaters Lane

Wooburn Green

An attractive three-bedroom semi-detached property with private garden and garage.

This attractive and modern semi-detached home would be ideal for families or couples who are seeking a convenient location. The heart of the house has a lovely open-plan kitchen and dining area which is complemented by a separate utility and handy downstairs cloakroom. The living room is bright and airy and has a pretty fireplace, which makes it a cosy room in which to relax. There is a large garage that provides off-street parking, and a secluded garden with decking and seating area, ideal for enjoying the outdoors.

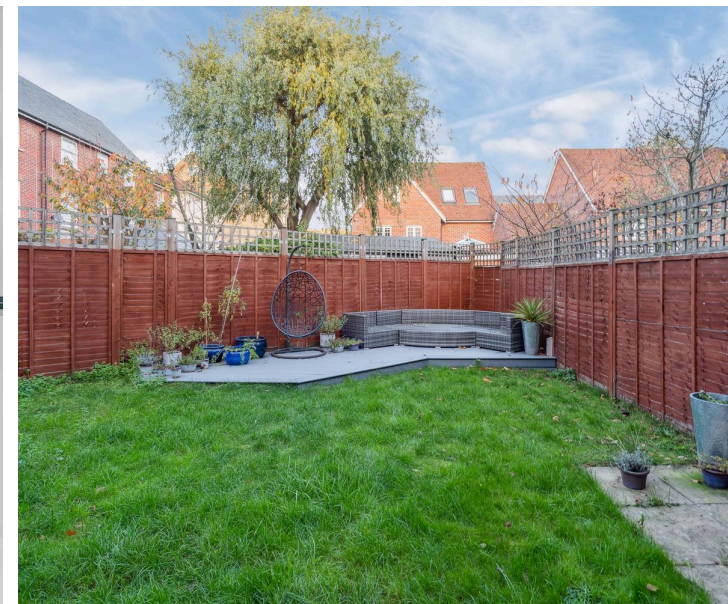
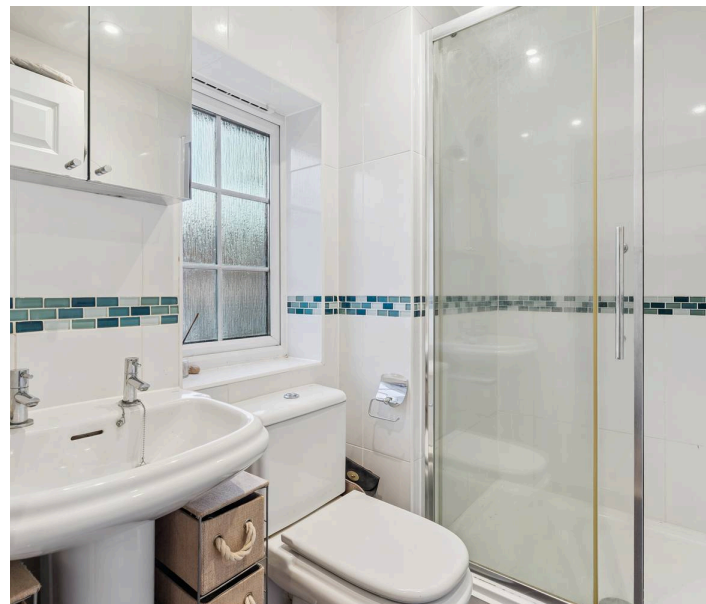
Upstairs, you'll find three good size bedrooms, including a main bedroom with en suite shower and a built-in wardrobe. There is also a family bathroom. To the front, there's a communal play area, and the property is just a short stroll from the amenities of Wooburn Green.

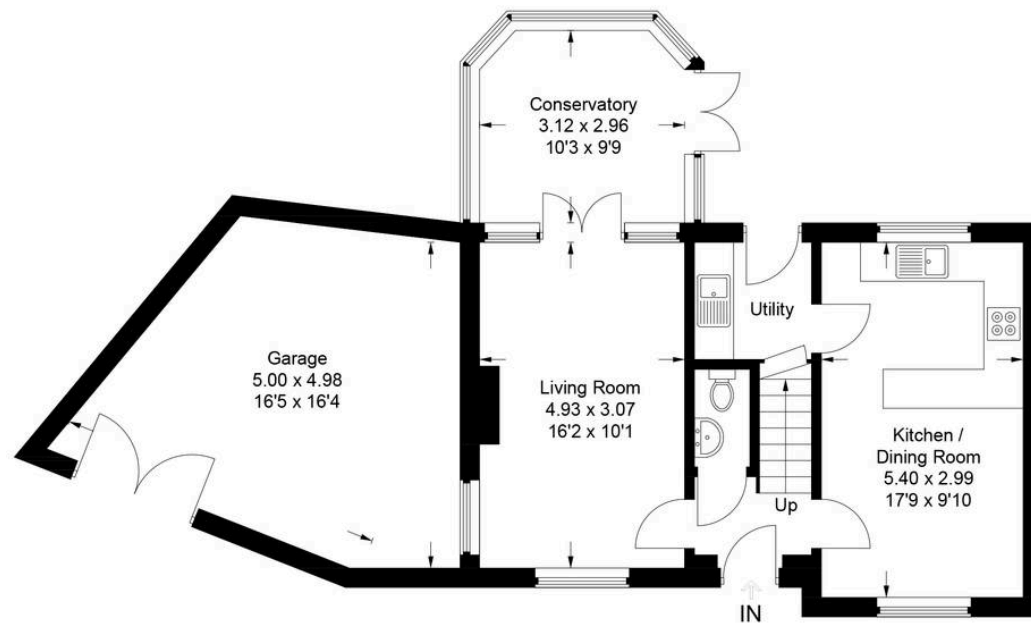
Council Tax band: E

Tenure: Freehold

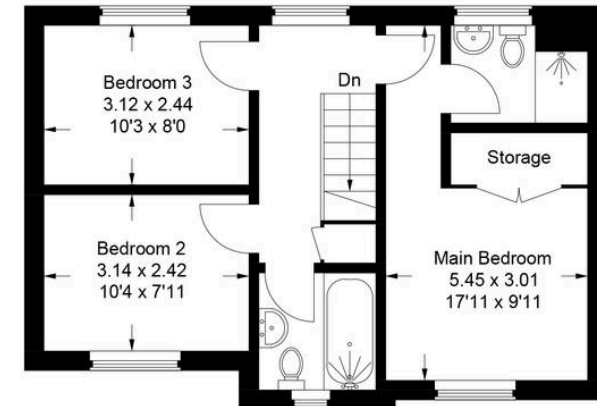
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



First Floor

5 Coaters Lane, Wooburn Green, HP10 0FF, Bucks

Approximate Gross Internal Area
 Ground Floor = 53.5 sq m / 576 sq ft
 First Floor = 44.3 sq m / 477 sq ft
 Garage = 24.4 sq m / 263 sq ft
 Total = 122.2 sq m / 1,316 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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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.