1 LIVE & LET LIVE COTTAGES, BOOKER COMMON
PRICE: £359,950 FREEHOLD
This delightful semi detached period cottage enjoys a delightful setting, opposite protected woodland and just off the common, and has been much improved over the years yet retaining great charm and character.

GARDENS:
TWO BEDROOMS: LIVING ROOM WITH WOOD BURNING STOVE:
REFITTED KITCHEN/BREAKFAST ROOM:
UPGRADED BATHROOM:
GAS CENTRAL HEATING:
EXPOSED BEAMS: DOUBLE GLAZING:
VIEWING RECOMMENDED.

TO BE SOLD: this charming semi detached period cottage has been sympathetically modernised and improved over the years and the result is worthy of an early internal inspection. This will reveal rooms of much charm and character with features such as a log burning stove to the living room fireplace, an extended kitchen/breakfast room overlooking the south facing rear garden and exposed beams to many of the rooms. Booker Common, as the name implies, is a large area of open space leading to protected woodland and a number of lovely walks popular with dog walkers or just to unwind at the end of a busy day/week. High Wycombe town centre is approximately three miles distant with an excellent range of shopping, sporting and social facilities and three quarters of a mile from Booker itself with facilities for day to day needs.

High Wycombe has a railway station with train service to Marylebone and the M40 is accessible at High Wycombe (Handy Cross) about two miles away, providing access to London and the Midlands. The accommodation comprise

Solid front door with glazed panel to:

ENTRANCE LOBBY with quarry tiled flooring and opening to

LIVING ROOM: about 17’1 x 10’6 max (5.21 x 3.20m) with front aspect, radiator, attractive fireplace with inset cast iron stove with beam above, book/display shelves and cabinets to either side, beamed ceiling and walls, television aerial point, electric meter cupboard with cloaks space, dimmer light switches, three wall light points, telephone point, fitted book shelves, laminated flooring and opening to

KITCHEN/BREAKFAST ROOM: about 12’2 x 12’ (3.71 x 3.66m) with wood work surfaces with Belfast sink with mixer tap and Shaker style base and wall units incorporating Neff electric hob with cooker hood over and oven below, half size integrated dishwasher, tiled flooring, stairs to First Floor with storage cupboard under, fitted cupboards, space and plumbing for washing machine, radiator, recessed spot lights, tiled splash backs, space for fridge, part glazed door to Outside.

REFITTED BATHROOM with white suite comprising tiled panel enclosed with Mira shower over, low level w.c. with concealed cistern, vanity wash hand basin with cupboards under, tiled walls
and flooring, built in storage cupboards and shelves, towel rail radiator.

**FIRST FLOOR**

**LANDING** with cupboard housing a recently installed Vitodens combination gas fired boiler.

**BEDROOM ONE:** about 11’ x 9’3 (3.35 x 2.82m) front aspect, two double built in wardrobes with storage over and shallow cupboard between, radiator.

**BEDROOM TWO:** about 13’4 x 8’1 max (4.06 x 2.46m) rear aspect with Velux roof light and radiator.

**OUTSIDE**

**TO THE FRONT** of the property there is a five bar gate providing shared access to a lawned garden with pathway leading to the property and to the shared gated side access to

**THE REAR GARDEN** is south east facing and laid to lawn with paved areas, flower and shrub borders, edged by railway sleepers and panelled fencing. There is also plenty of outside lighting, water tap, **SUMMER HOUSE** with bifold doors and integral storage, deck and next door access.

**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Marlow office turn right at the top of the High Street into Spittal Street and left at the roundabout into Dean Street, this becomes Seymour Court Road and leads out of the town. After about two miles, turn right signposted Booker. Follow this road over the M40 and then take the second left into Limmer Lane. Follow the road, past the village hall and keeping to the right of the Common. Just by the Willow Ave road sign, turn left into the lane sign posted dead end towards woodland where parking will be seen on the left and 1 Live & Let Live Cottages will be found on the right.

**M25050817**

**EPC Band: E**

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

*Even if you are not buying or selling through us, Attfield James Independent Financial Advisers can guide you through the mortgage maze (there are over 4,000 schemes on the market). They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.*

**Your home is at risk if you do not maintain mortgage payments or a loan secured on it**

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

**DRAFT DETAILS**

**AWAITING CLIENTS APPROVAL**
**Ground Floor**

- Kitchen / Breakfast Room: 3.71 x 2.66
  - 12'2" x 12'0"
- Living Room: 5.21 x 3.20
  - 17'1" x 10'6"

**First Floor**

- Bedroom 1: 3.35 x 2.82
  - 11'0" x 9'3"
- Bedroom 2: 4.06 x 2.46 max
  - 13'4" x 8'1"

**Approximate Floor Area**

Approx 641 sq ft - 59.55 sq m
(Gross Internal)