



17 Holtspur Lane
Wooburn Green

£460,000



Robertsons

17 Holtspur Lane
Wooburn Green
Buckinghamshire
HP10 0AA

A pretty semi detached cottage within a couple of minutes walk of the picturesque village green and centre. Sitting room, Dining room, Kitchen, Bathroom, 2/3 bedrooms, First floor shower room, Gas central heating, Double glazing, Off street parking, Garage, Gardens. Viewing recommended.

Dining room

With attractive cast iron fireplace with wooden surround and tiled hearth, radiator, exposed floorboards, under stairs storage cupboard, opening to Kitchen

Kitchen

Fitted with a range of eye and base level units incorporating 'Belfast' sink with mixer tap, built in double oven, fitted five ring gas hob with extractor over, space and plumbing for dishwasher, cupboard housing wall mounted Glow Worm gas fired central heating boiler, part tiled walls, tiled flooring, radiator, dimmer switch, down lighters, window to side

Lobby

With space for fridge/freezer, storage over, tiled flooring, door to Bathroom, door to garden

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, radiator, part tiled walls, tiled flooring, window to side

Lobby

Tiled flooring, stairs to first floor, window to side



Sitting room

With attractive cast iron fireplace with wooden surround, radiator, exposed floor boards, TV point, telephone point, two wall light points, dimmer switch, bay window to front

First floor**Landing****Bedroom 1**

Radiator, window to side, door to Bedroom 3

Bedroom 2

With built in wardrobe, radiator, two windows to front, dimmer switch

Bedroom 3

Radiator, access to loft space, window to rear

Shower room

Shower cubicle housing fitted Grohe shower unit, low level W.C., wash hand basin, heated towel rail, part tiled walls, tiled flooring, down lighters, window to rear

Front garden

A gravelled driveway provides parking

Garage

With metal up and over door, light and power, door to garden

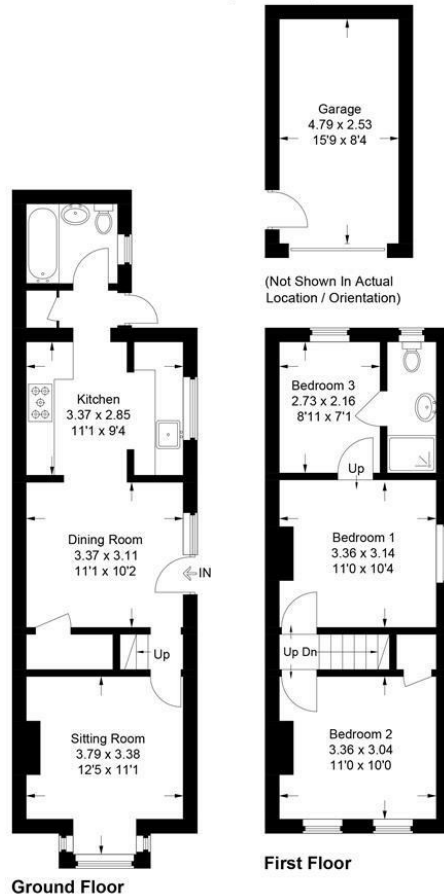
Rear garden

A patio area leads to the remainder of garden which is laid to lawn with flower and shrub borders. There is a timber shed. All is enclosed by panelled fencing and extends to 49' x 42'.



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Approximate Gross Internal Area
 Ground Floor = 41.2 sq m / 443 sq ft
 First Floor = 34.2 sq m / 368 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 88.0 sq m / 947 sq ft

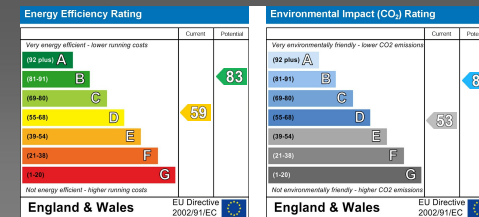


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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