



41 Holtspur Avenue  
Wooburn Green

£350,000



Robertsons



# 41 Holtspur Avenue Wooburn Green Buckinghamshire HP10 0BG

VIEWINGS AVAILABLE FROM THIS WEEKEND (27TH FEBRUARY)

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A well presented terraced family home in this popular village location with a delightful 106' rear garden backing onto fields. Entrance hall, Sitting room, Kitchen/breakfast room, Three bedrooms, bathroom, Gas central heating, Double glazing, Large garden.

## **Entrance porch**

Window to side, door to hall

## **Entrance hall**

Stairs to first floor, radiator, door to front, two double fitted storage cupboards, fitted cupboard housing wall mounted Worcester gas fired central heating boiler

## **Sitting room**

Radiator, double doors to garden, window to front

## **Kitchen/Breakfast room**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, fitted four ring gas hob with extractor over, built in oven, space for American style fridge/Freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for table, part tiled walls, radiator, down lighters, door to garden, window to rear

## **First floor**

## **Landing**

Built in storage cupboard, window to rear





**Bedroom 1**

With a range of fitted cupboards, radiator, built in shelved wardrobe, window to front

**Bedroom 2**

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front

**Bedroom 3**

Radiator, built in wardrobe, range of fitted cupboards, window to rear

**Bathroom**

White suite comprising panelled bath with Triton shower over, low level W.C., wash hand basin with mixer tap and cupboards under, fitted shelved cupboard, radiator, tiled walls, tiled flooring, window to rear

**Front garden**

A pathway leads to the front with the remainder laid to lawn and enclosed by hedging

**Rear garden**

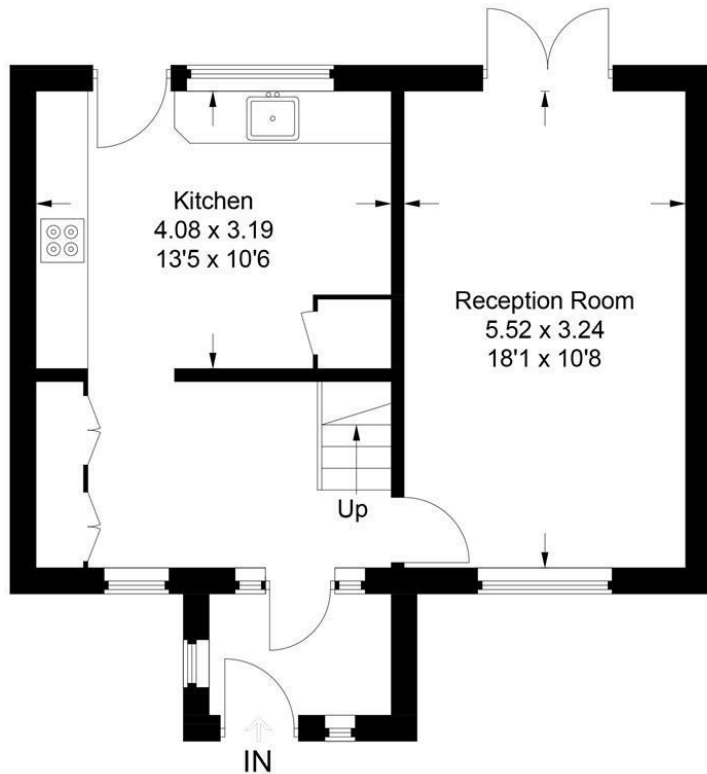
An area of decking leads with steps up to a patio area. The remainder is laid to lawn with flower and shrub borders. There are two timber sheds and all is enclosed by hedging and trees. Then gardens extends to 106'.



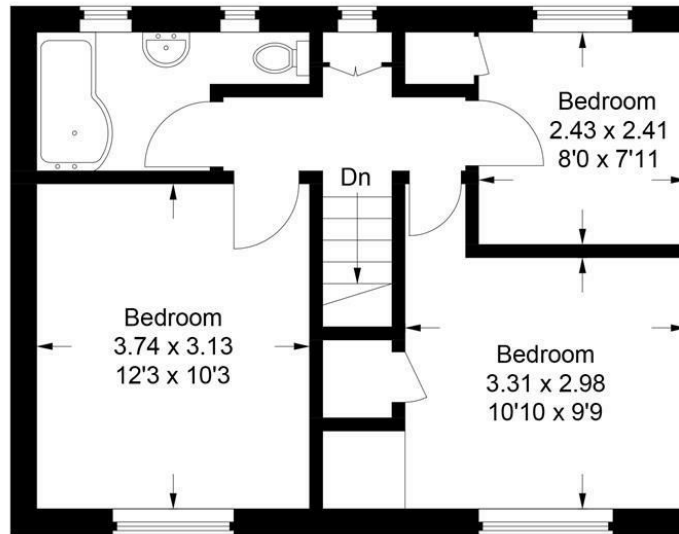


## 41 Holts spur Avenue

Approximate Gross Internal Area  
Ground Floor = 45.3 sq m / 488 sq ft  
First Floor = 41.2 sq m / 443 sq ft  
Total = 86.5 sq m / 931 sq ft



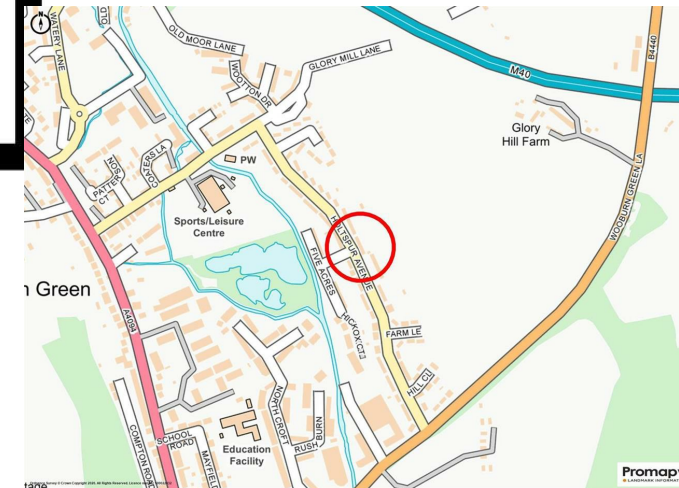
Ground Floor



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.

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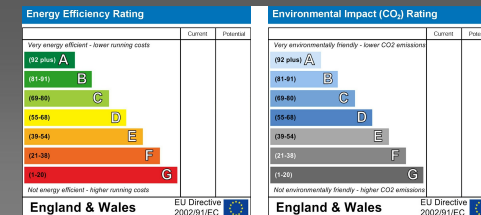


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