

The **Frost** Partnership

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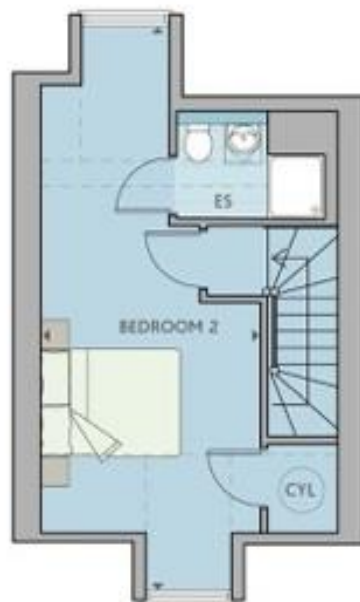
The Barton, Plot 3, Wye Mews, Wooburn Green, HP10 0HH

Asking Price: £545,000 (Freehold)



- Beautifully Finished
- Two parking spaces
- Open plan living

- High Specification
- Three Bathrooms
- NHBC Warranty



Wye Mews is beautifully designed offering contemporary living whilst built to a high specification. The accommodation comprises of a modern kitchen with a spacious living/dining room and downstairs cloakroom. Upstairs a master bedroom with en-suite bathroom, second bedroom and family bathroom. The top floor offers a further bedroom and en-suite bathroom. Outside a patio provides access to a sunny garden. To the front two dedicated parking spaces.

Front door

With stained glass panelling. leading to entrance hall.

Entrance hall

Doors to all rooms, spotlighting, radiator, wood effect grey flooring. Coats cupboard with automatic light and fuse box.

Cloakroom

Obscured double glazed window to front aspect. Spotlighting, part tiled walls, white WC with built in cistern, wall mounted mirror, white wash hand basin with mixer tap and storage below, radiator, continuation of the grey wood effect flooring.

Open Plan Kitchen/Living/Dining area

Living/dining area 20'5" x 13'10" (6.22m x 4.22m).

Double glazed French doors leading to rear garden. TV point, radiator.

Kitchen area 13'9" x 6'4" (4.2m x 1.93m).

Spotlights, double glazed window to the front aspect. Fitted with a range of floor and wall mounted kitchen cabinets, gas Zanussi hob with extractor fan over and built in Zanussi oven below, one and a half stainless steel sink with separate drainage area and mixer tap, integrated Zanussi washing machine/dryer, built in Electrolux fridge/freezer.

First Floor

Landing

With doors to all rooms, radiator.

Master Bedroom 13'10" x 11' (4.22m x 3.35m).

Double glazed window to rear aspect with radiator below. TV point. Door to en-suite shower room.

En-suite shower room

Spotlighting, part tiled walls, white suite comprising fully tiled shower cubicle, WC, sink with mixer tap and storage below, wall mounted mirror and wall mounted heated towel rail, extractor fan, tiled floor.

Family bathroom

Spotlighting, fully tiled walls, shaver point, wall mounted mirror, white suite comprising WC, sink with mixer tap and storage below, bath with mixer tap and handheld shower, extractor fan, tiled floor.

Bedroom three 13'10" x 8'10" (4.22m x 2.7m).

Double glazed window to front aspect with radiator below, TV point.

Stairs to second floor

Landing

Bedroom two 26' x 10'3" (7.92m x 3.12m).

Double glazed windows to front and rear aspect with radiators below, TV point, storage cupboard housing hot water tank, loft hatch. Door to en-suite

En-suite shower room

Part tiled walls, spotlighting, Velux window, white suite comprising fully tiled shower cubicle with shower over, wall mounted heated towel rail, shaver point, sink with mixer tap and storage below, WC, tiled floor, extractor fan.

Outside

To the front of the property Blocked paved driveway with shared access leading to parking. Pathway to house with planting to the front.

Rear garden Patio area laid mainly to lawn with fencing to rear boundary and trees.

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.