





## Property Features

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- 4 BEDROOM DETACHED HOME
- 3 RECEPTION ROOMS
- WONDERFUL VIEWS
- CUL DE SAC
- CLOSE ST PAULS SCHOOL
- LOW MAINTENANCE GARDEN
- BEAUTIFUL FAMILY BATHROOM
- PARKING FOR 2 CARS

## Full Description

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Offered with No Chain

Welcome to 9 Rook Road, a beautifully extended 4 bedroom detached home set in the heart of the picturesque village of Wooburn Green. This property offers an ideal blend of modern living, rural charm, and convenient access to local amenities, including the highly regarded St Paul's School. Nestled in an elevated cul-de-sac, this property provides a quiet and secure environment, ideal for families.

Enter into a welcoming reception/family area, providing a versatile space for relaxation and entertainment. The sitting/dining room exudes warmth and comfort, perfect for family meals and hosting friends. The heart of the home features a stylishly refitted kitchen with an adjoining breakfast room, combining functionality with contemporary design.

There are four well-sized bedrooms, providing ample space for family members or guests and a well-appointed family bathroom with modern fixtures serves the household's needs.

The garden is designed for low maintenance, offering a peaceful outdoor retreat to relax and enjoy. Off road parking for 2 vehicles and a half sized garage space.

Enjoy the breathtaking views of the surrounding countryside, offering a tranquil and picturesque backdrop to everyday life. Located in the charming village of Wooburn Green, the property combines rural appeal with the convenience of nearby amenities. The close proximity to the well-regarded St Paul's School, making school runs quick and easy.

COUNCIL TAX BAND E / EPC - D





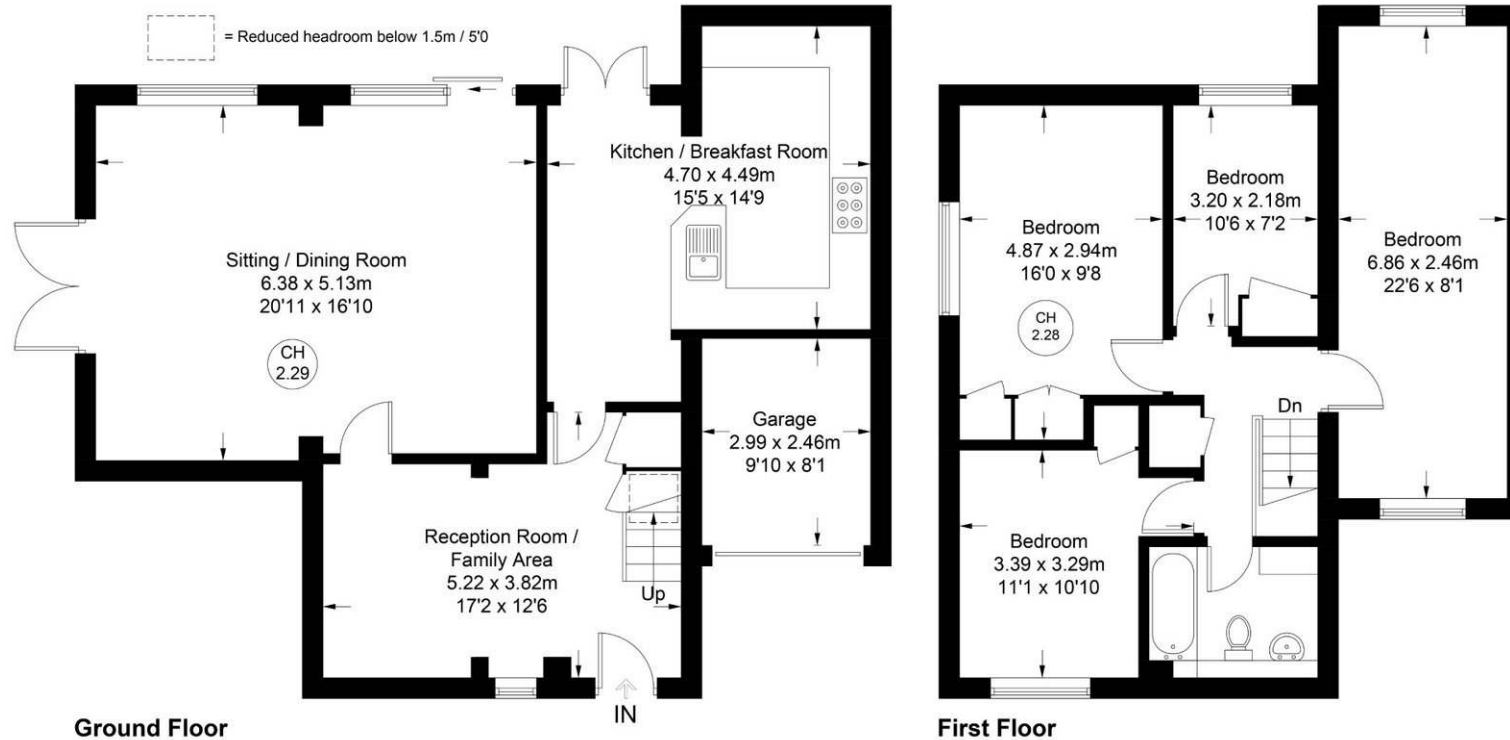


# Rook Road

Approximate Gross Internal Area  
Ground Floor = 72.7 sq m / 782 sq ft  
First Floor = 61.6 sq m / 663 sq ft  
Garage = 7.3 sq m / 78 sq ft  
Total = 141.6 sq m / 1523 sq ft



CH  
2.29 = Ceiling Height



Floor Plan produced for Kingshills  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements