

Originally forming part of a shop front with residential accommodation to the rear, this impressive and highly versatile property has been thoughtfully enhanced by the current owners, who have occupied the home for approximately 7½ years including changing the main roof, doors and windows. During this time, the property has benefited from a replaced and insulated roof, ensuring improved efficiency and long-term peace of mind. The ground floor offers exceptionally generous and adaptable living space, well suited to modern family life or multi-generational living.

A welcoming entrance hall leads through to the principal living room, where a working fireplace provides an elegant focal point. An airing cupboard is discreetly positioned, and two further ground-floor rooms offer excellent flexibility as bedrooms, home offices, or ancillary living spaces, supported by a stylish downstairs shower room with a heated towel rail and heated flooring. To the rear, the accommodation opens into a defined dining area and well-appointed kitchen, fitted with a comprehensive range of base and eye-level cabinetry, a sink, and a Rangemaster-style cooker, ideal for both everyday living and entertaining. A separate utility room has space for appliances and enhances practicality while maintaining clean, uncluttered living areas. A nice addition to the property is a substantially sized conservatory/sun room, featuring a log burner and providing year-round living and entertaining space with seamless access to the garage and external areas. The first floor continues the sense of quality and proportion, offering two spacious double bedrooms. The principal bedroom enjoys a peaceful rear aspect with a flat roof especially made with the thickness providing potential for a roof top garden room, while the second bedroom benefits from a dual-aspect front elevation, allowing excellent natural light. The luxuriously appointed family bathroom features a freestanding bath, basin, WC, heated towel rail, and built-in storage, creating a refined and relaxing space.

Externally the property occupies a plot offering considerable future potential, subject to the necessary consents. There is a long double garage with electric door, a separate workshop, and ample off-street parking for multiple vehicles, making the home particularly attractive for buyers requiring space for cars, hobbies, or business use. Combining substantial accommodation, high levels of versatility and outstanding scope for further enhancement, this is a rare opportunity to acquire a distinctive home suited to executive buyers, families, or those seeking a property with both immediate comfort and long-term potential.

Property Information

- 4 BEDROOM SEMI DETACHED HOUSE
- PERFECT FOR FAMILIES
- SIGNIFICANT POTENTIAL TO EXTEND
- DOUBLE SIZED GARAGE
- EPC - E

- RENOVATED KITCHEN WITH RANGEMASTER STYLE COOKER
- AMPLE OFF STREET PARKING
- SUBSTANTIALLY SIZED CONSERVATORY
- 2156 SQ FT
- COUNCIL TAX - BAND E (£2,935 P/A)

| | | | | | |
|----------|-----------------|-----------|----------------|--------|--------|
| | | | | | |
| x4 | x2 | x2 | x7 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Front External

A charming property set back from the road, featuring a generous gravel driveway with parking for around six cars. Substantial plot of land with plenty of potential for extension.

Rear External

Enclosed rear garden with mature trees and established planting, offering a good degree of privacy. The plot provides a natural feel with scope for landscaping, outdoor seating, further enhancement opportunity to create a personalized garden space. Plenty of potential for extension subject to the usual planning permissions.

Adaptions

John Lewis Kitchen installed in 2022.

New windows, doors and main roof.

Outside roof made to thickness for balcony/roof garden.

Situation

6 Boundary Road is situated in Wooburn Green, part of the Wycombe district, a desirable area known for its village feel but with good connectivity. Great schools in the local area like Wooburn Green Primary School with a 'good' Ofsted rating. The closest train station is Bourne End Railway Station approximately 3km away and serving the Chiltern Line.

Nearest Stations

Bourne End Station : 2.4 miles.

Beaconsfield Station : 6.6 miles.

High Wycombe Station : 4 miles.

Schools

Wooburn Green Primary School: 0.4 miles

The Beaconsfield School: 3.1 miles

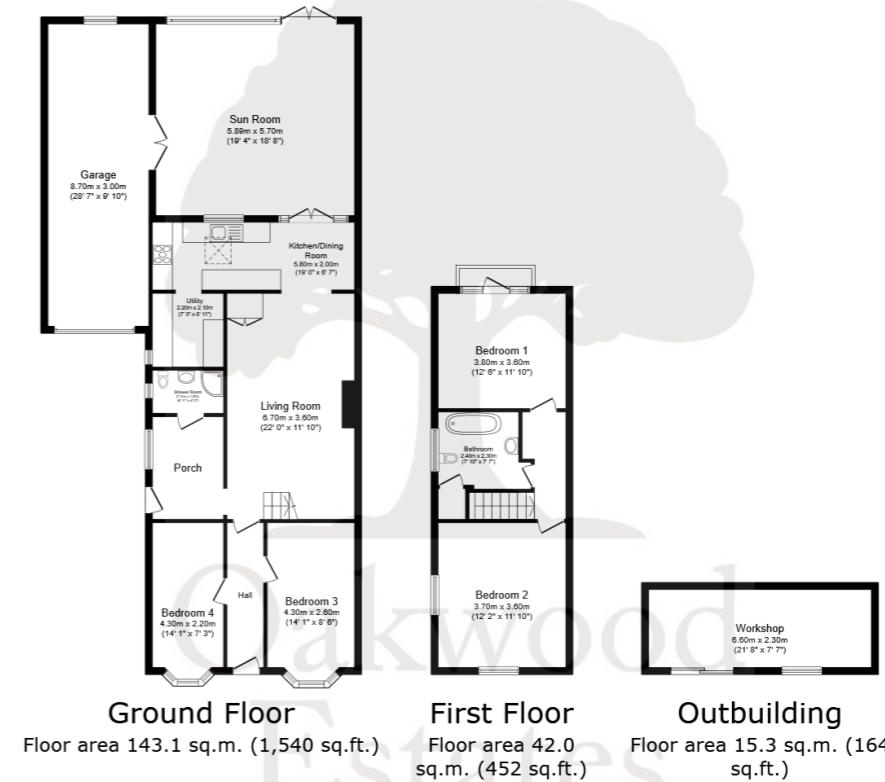
The Highcrest Academy: 3.3 miles

The Royal Grammar School: 4.5 miles

Council Tax

Band E

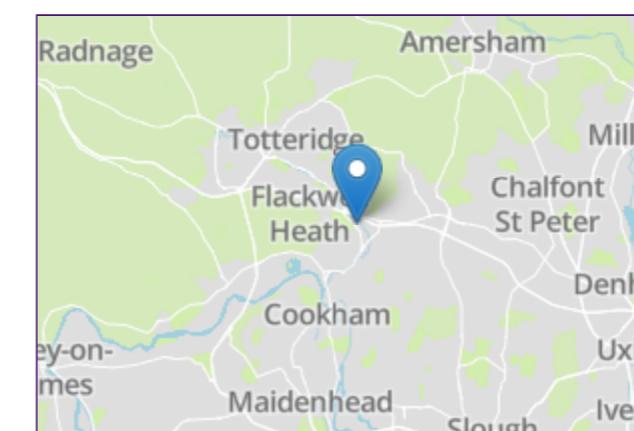
Floor Plan



Total floor area: 200.3 sq.m. (2,156 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 77 |
| (55-68) | D | |
| (39-54) | E | 57 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |