





# 93 Clearbrook Close, High Wycombe, Buckinghamshire, HP13 7BS

Presented to the market in immaculate condition throughout is this spacious ground floor one-bedroom maisonette, boasting a PRIVATE ENCLOSED GARDEN, allocated parking to the rear, and the remainder of a 999-year lease.

Tucked away in a peaceful and sought-after position on the desirable Loudwater side of High Wycombe, the property is ideally located close to Junction 3 of the M40, Wycombe Retail Park, and within walking distance of Wycombe Heights Golf Course and stunning countryside walks. The vibrant market town of Beaconsfield is also just under 3 miles away (less than a ten-minute drive), offering an excellent selection of restaurants, bars, and coffee shops.

The well-appointed accommodation comprises: enclosed entrance porch, spacious lounge/diner, modern fitted kitchen, generous double bedroom with built-in wardrobes, and a contemporary family bathroom. Outside, the home features a beautifully maintained private rear garden with gated access to the allocated parking space. Further benefits include UPVC double glazing throughout and a long lease (remainder of 999 years).

#### LEASEHOLD INFORMATION:

- LEASE LENGTH: remainder of a 999 year lease.
- GROUND RENT: £0
- SERVICE CHARGE: £0



**LONG LEASE (REMAINDER OF 999 YEARS)**

**PRIVATE ENCLOSED GARDEN**

**ALLOCATED PARKING TO THE REAR**

**GROUND FLOOR MAISONETTE**

**SOUGHT AFTER LOCATION**

**LARGE LOUNGE/DINER**

**MODERN FITTED KITCHEN**

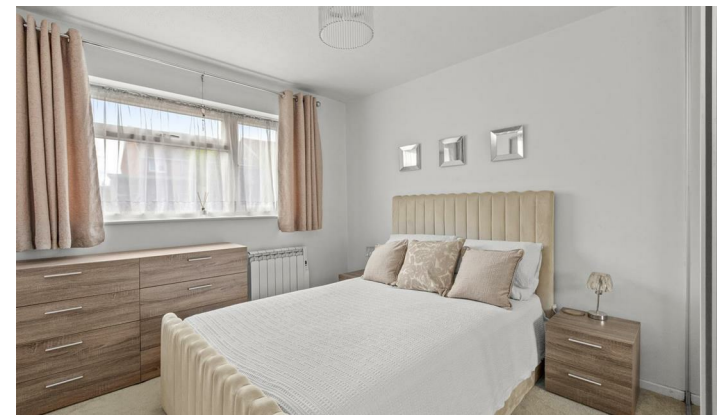
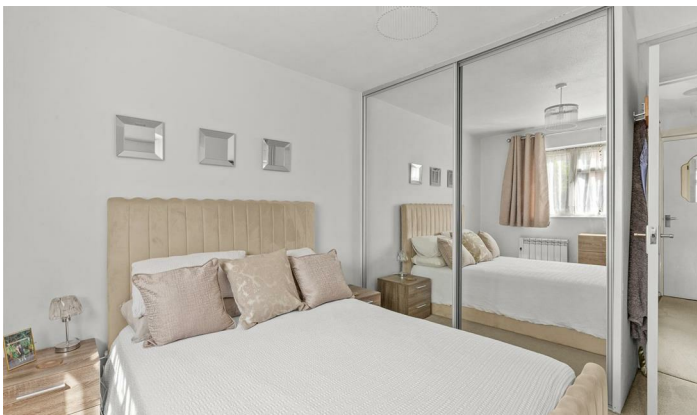
**SPACIOUS BEDROOM WITH FITTED WARDROBES**

**CLOSE TO J.3 OF M40**

**COUNTRYSIDE WALKS CLOSE BY**







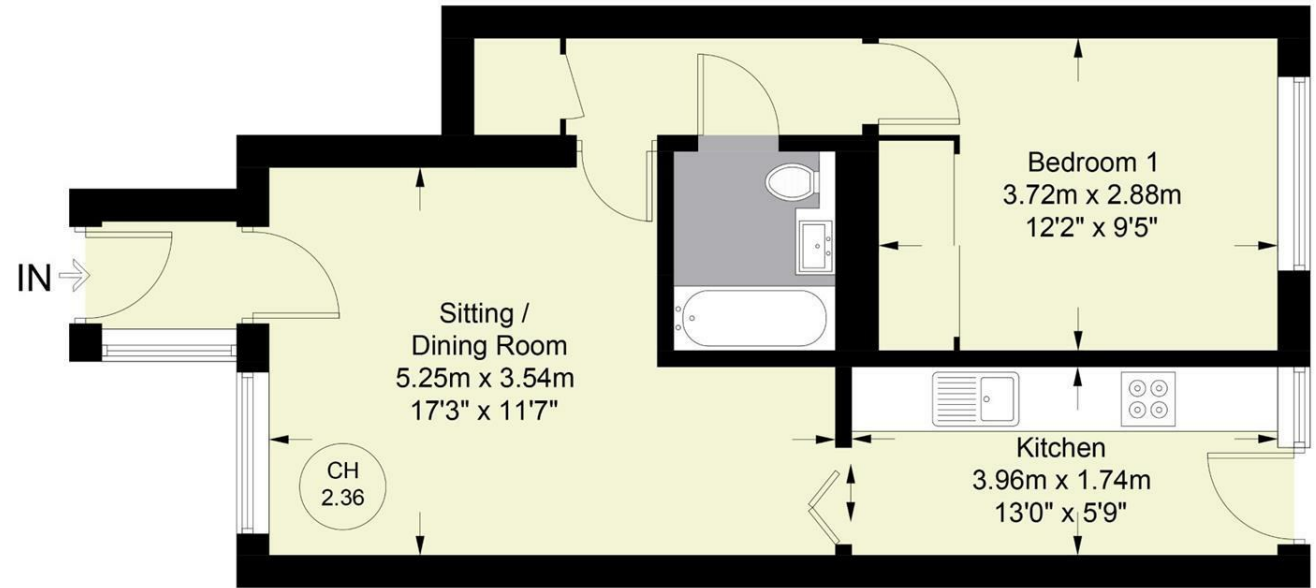


## Clearbrook Close

Approximate Gross Internal Area  
478 sq ft / 44.4 sq m



CH  
2.36 = Ceiling Height



## GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

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.

Estate Agents  
**Hursts**

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