



bonners & babingtons

Clearbrook Close
Loudwater

Clearbrook Close, High Wycombe, Buckinghamshire, HP13 7BP

Guide Price £375,000

To the east of High Wycombe town centre is this well presented, light and airy three bedroom semi detached family home. The property is situated at the end of an elevated cul de sac with far reaching views and is offered to the market with no onward chain.

In brief the property comprises, a large entrance hall, leading to all rooms, a dual aspect living/dining room with sliding patio doors to the rear garden and a galley style kitchen. To the first floor are three bedrooms and a family bathroom. To the front of the property is a small lawn garden with a driveway for three cars to the side. To the rear of the property is an enclosed garden with a small patio area and grass laid to lawn.

The property is found within easy reach of Junction 3 of the M40, Wycombe Heights Golf Club, local amenities and schools.





High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities. For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



Tenure: Freehold
Council Tax Band:

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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