

CRENDON **H**OUSE

Est. 1971

The Paddocks, High Wycombe £550,000 - Freehold

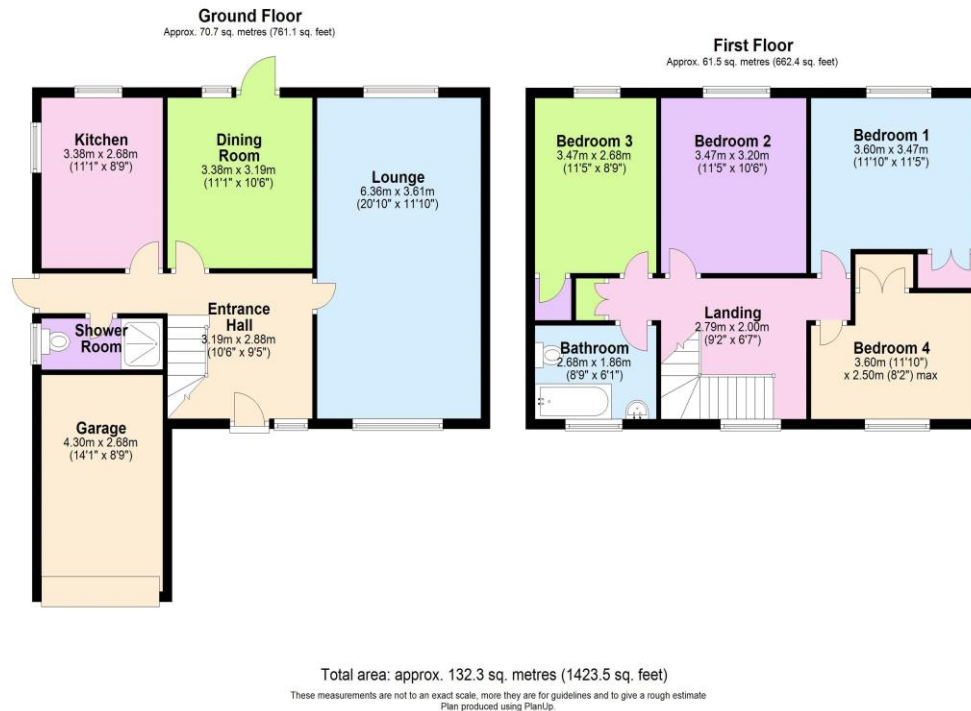


Set in the popular Booker area, this 4 bedroom detached home is offered for sale with no onward chain. Requiring modernisation throughout, the property boasts 4 double bedrooms, lounge, dining room, kitchen, bathroom and shower room. There is a South facing garden to the rear, and parking and a garage to the front. The property is a short walk to the delightful Booker Common, has excellent bus routes and is also a short drive to junction 4 of the M40 and is within the catchment area for the ever popular grammar schools in High Wycombe. Viewings are recommended.

4 Double Bedrooms
2 Receptions
Parking & Garage

Detached
Requires Modernisation
No Upper Chain

5 The Paddocks, High Wycombe, Buckinghamshire, HP12 4QQ



Entrance Hall:

Double glazed door to front, radiator, stairs rising to first floor, under stairs cupboard

Shower Room:

Frosted double glazed window to side, low level wc, walk in shower cubicle, tiling

Lounge: 20' 7" x 11' 10" (6.27m x 3.60m)

Double glazed windows to front and rear, radiators, wall mounted heater

Dining Room: 11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window and door to rear, radiator

Kitchen: 11' 1" x 8' 5" (3.38m x 2.56m)

Double glazed windows to side and rear, range of eye and base level units, work surfaces, tiling, sink and drainer, spaces for American style fridge/freezer and oven, wall mounted Worcester boiler

Landing: 16' 8" x 9' 2" (5.08m x 2.79m)

Double glazed window to front, airing cupboard, loft access hatch

Bedroom 1: 12' 1" x 10' 8" (3.68m x 3.25m)

Double glazed window to rear, radiator, built in wardrobes

Bedroom 2: 11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed window to rear, radiator

Bedroom 3: 11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed window to rear, radiator, built in cupboard

Bedroom 4: 12' 0" x 8' 0" (3.65m x 2.44m)

Double glazed window to front, radiator, built in wardrobes

Bathroom: 8' 5" x 5' 6" (2.56m x 1.68m)

Frosted double glazed window to front, panel bath with shower attachment, low level wc, pedestal wash hand basin, tiling radiator

Outside:

Block paved driveway to front for 2-3 cars, small lawn area, side access gate leading to rear garden. Patio, mainly laid to lawn with tree border to rear

Garage:

Metal up and over door

Council Tax Band: F

EPC Rating: C

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
01494 526313**