

CRENDON HOUSE

Est. 1971

**Northcroft - Stunning Throughout
£700,000- Freehold**



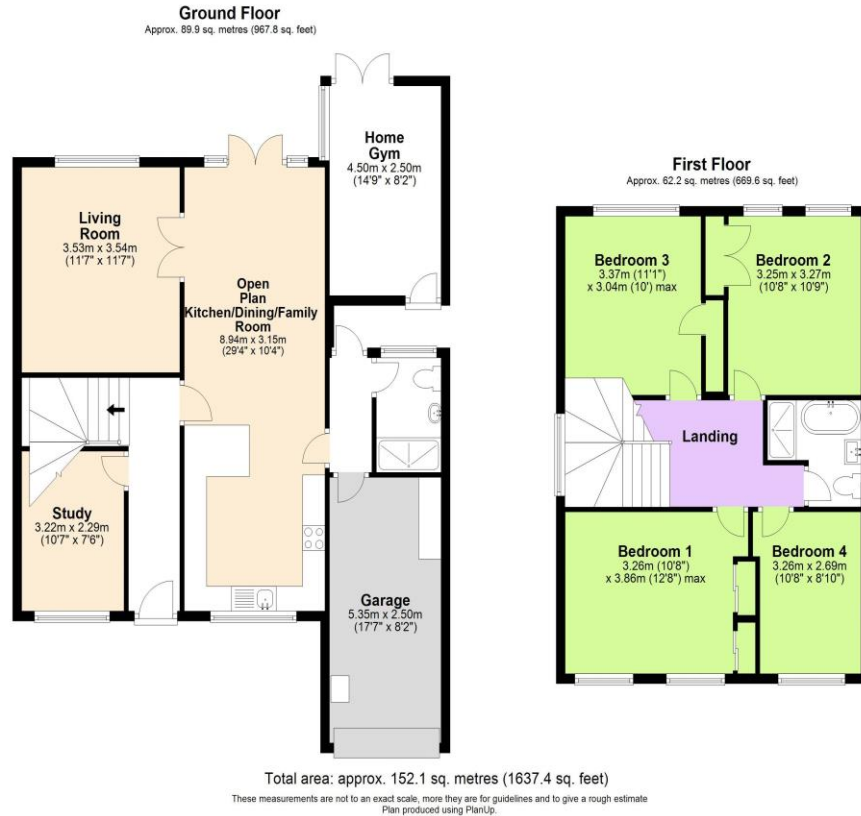
A beautifully presented Detached family home, situated in a popular cul-de-sac location within a short walk of the village centre. The current owners have maintained the property to a high standard, along with tastefully extending to the side & rear to provide extensive and flexible accommodation. On the ground floor there is a spacious open-plan Kitchen/Dining Family Room approaching 30 feet along with a separate Living Room, Study, Home Gym/Reception room 3 & shower room. Upstairs there are 4 good sized bedrooms and a recently re-fitted bathroom with stand-alone tub and double shower cubicle. The low-maintenance suntrap of a private garden, along with garage and large driveway complete the extensive list of accommodation. This stunning property requires a closer look to be truly appreciated.

* EPC Rating - D * Council Tax Band - F

**Beautifully Presented
Walk to Village Centre
Modern Kitchen & Bathroom**

**Detached Family Home
Private Low Maintenance
Garden**

17 Northcroft, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0BP



Entrance Hall:

Radiator, wooden flooring, stairs to first floor

Study: 10' 7" x 7' 7" (3.22m x 2.3m)

Leaded light double glazed window to front aspect, radiator, wooden flooring, telephone point, coving

Kitchen/Dining/Family Room: 29' 4" x 10' 4" (8.93m x 3.15m)

A modern kitchen with a range of base & eye level units, rolltop work surfaces incorporating a single sink with drainer & mixer tap, fitted dishwasher, oven, hob & extractor, space for American style Refrigerator, breakfast bar, part-tiled walls, wooden flooring, double glazed window to front aspect, door to side and French doors to garden

Living Room: 11' 7" x 11' 7" (3.53m x 3.53m)

Double glazed window to rear aspect, radiator, coving, wooden flooring.

Home Gym/Reception Room 3: 14' 9" x 8' 2" (4.49m x 2.49m)

Double glazed window and French doors to garden, electric heater, downlighters.

Shower Room:

Wash hand basin vanity unit with cupboards underneath, double glass screened shower, low level

WC, frosted double glazed window to rear, heated towel rail

Landing: Double glazed window to side aspect, loft access

Bedroom 1: 12' 8" x 10' 8" (3.86m x 3.25m)

Wall to wall fitted wardrobes, radiator, double glazed window to front aspect

Bedroom 2: 10' 9" x 10' 8" (3.27m x 3.25m)

Built in double wardrobe, radiator, double glazed window to rear aspect

Bedroom 3: 11' 1" x 10' 0" (3.38m x 3.05m)

Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom 4: 10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed window to front aspect, radiator.

Rear Garden:

Rectangular, private & south facing. A large stone patio for entertaining and the remainder astro turfed for easy maintenance and surrounded by mature hedge & shrub borders. Side access, outside tap.

Garage:

Light & power with an internal door from the house & a secure up & over door. Utility area, wall mounted combination boiler. Driveway - Providing off-road parking for several vehicles.

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
01628 527766**