



63 Clearbrook Close, Loudwater

£495,000



Robertsons

63 Clearbrook Close

Loudwater, Buckinghamshire

An extended semi detached family home, offering versatile living accommodation in this popular area backing onto an area of green. Entrance lobby, Sitting room, Kitchen, Conservatory, Breakfast room, Shower room, Ground floor bedroom 3/Family room, Two first floor bedrooms, Bathroom, Gas central heating, Double glazing, Off street parking for two cars, Rear garden. NO CHAIN.

Entrance lobby

Downlighter, window to front, door to Sitting room

Sitting room

Stairs to first floor with under stairs storage cupboard housing water softener, window to front

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, fitted four ring gas hob with extractor over, built in Zanussi double oven, built in microwave, space for American style fridge/freezer, space and plumbing for washing machine, space and plumbing for washing for dishwasher, tiled splash backs, tiled flooring, down lighters, window to rear

Conservatory

With double doors to garden, space for dryer, tiled flooring (under floor heating)





Breakfast room

With bi folding doors to garden, down lighters, radiator

Shower room

Shower cubicle housing fitted shower and rainfall shower, low level W.C., wash hand basin with mixer tap and tiled splash back, heated towel rail, down lighters, shaver point, fitted mirror

Bedroom 3/Family room

Radiator, down lighters, recessed storage cupboards, window to front

First floor

Landing

Access to loft space

Bedroom 1

With built in wardrobe, radiator, dimmer switch, window to rear

Bedroom 2

Radiator, window to front

Bathroom

White suite comprising panelled bath with shower over, low level W.C., wash hand basin, heated towel rail, tiled walls, window to side

Front garden/Parking

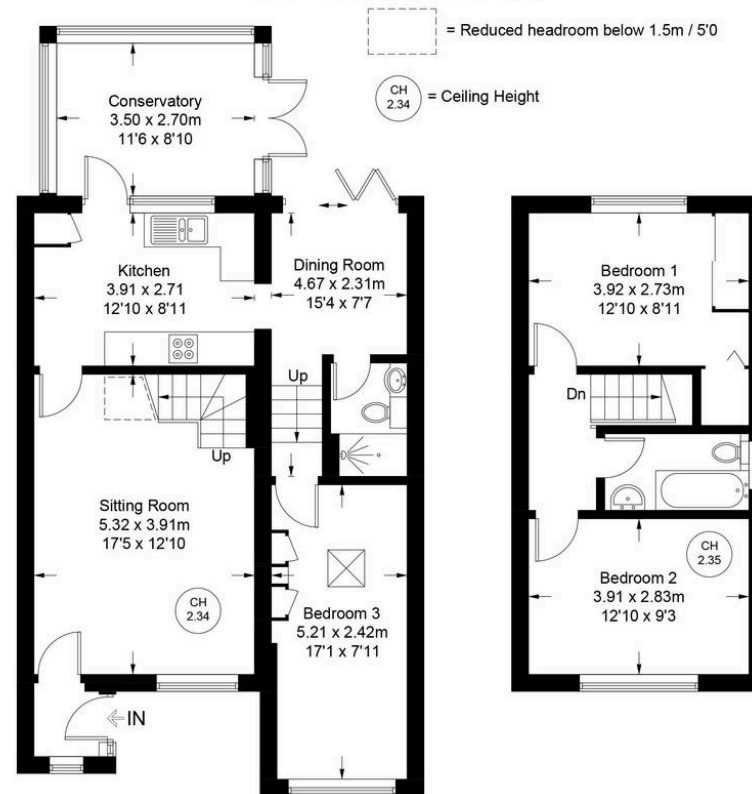
A driveway provides parking for two cars

Rear garden

An area of paved patio to the side of the conservatory leads to the remainder of garden which is laid with artificial grass. All is enclosed by panelled fencing and extends to 38' x 23' with gated rear access to an area of enclosed grass which is ideal for a child's play area.



Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor = 31.8 sq m / 342 sq ft
 Total = 102.7 sq m / 1105 sq ft



Ground Floor

First Floor

Floor Plan produced for Robertsons 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.



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