



21 Booker Place, High Wycombe

£535,000



Robertsons

21 Booker Place

High Wycombe, High Wycombe

A detached family home built by Taywood Homes in 2000 situated in a cul-de-sac location on the outskirts of the town. The property is in the catchment area of local Grammar Schools and outstanding primary school, Chepping View.

Entrance hall, Sitting room, Kitchen/Breakfast room, Utility room/Cloakroom, Conservatory, Bedroom 1 with en suite shower room, Two further bedrooms, Family bathroom, Gas central heating, Double glazing, Garage and parking, South facing rear gardens. Council Tax band: E | Tenure: Freehold

Entrance hall

Radiator, stairs to first floor, built in cloaks cupboard

Sitting room

Fireplace with fitted gas flame effect fire, two radiators, under stairs storage cupboard, window to front, double doors to Kitchen

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, fitted five ring AEG gas hob with extractor over, built in Zanussi double oven, space for fridge/freezer, space and plumbing for dishwasher, cupboard housing Ideal gas fired central heating boiler, breakfast bar with seating for two, radiator, windows to side and rear, door to side

Utility room/Cloakroom

Fitted eye level units, space and plumbing for washing machine, space for dryer, stainless steel sink unit with mixer tap, radiator, low level W.C., window to side





Conservatory

Radiator, double doors to garden, electric heater

First floor

Landing

Radiator, access to loft space

Bedroom 1

Two radiators, range of built in wardrobes, window to front

En suite shower room

Shower cubicle housing Mira shower unit, low level W.C., wash hand basin, radiator, part tiled walls, fitted mirror, shaver point/light, window to rear

Bedroom 2

Radiator, built in wardrobe, window to front

Bedroom 3

Radiator, built in double wardrobe, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with tiled splash back, radiator, fitted mirror, part tiled walls, airing cupboard housing hot water cylinder and shelved storage, window to rear

Front garden/Parking

A driveway provides parking for two cars. The remainder is laid to lawn

Garage

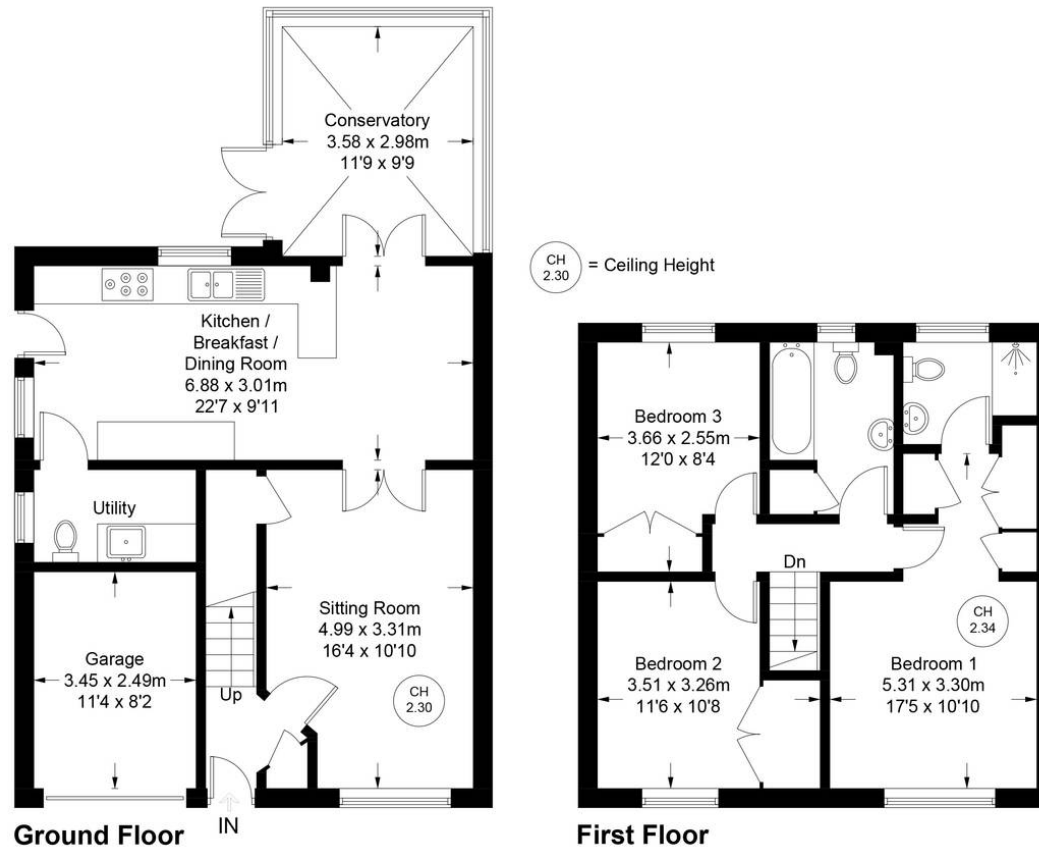
With metal up and over door, light and power

Rear garden

An area of patio leads with a few steps down to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. At the rear of the garden is an area of decking. All is enclosed by panelled fencing, with side access and a small timber shed. The garden extends to 37' x 34'.



Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft
 First Floor = 48.3 sq m / 520 sq ft
 Garage = 8.7 sq m / 94 sq ft
 Total = 115.7 sq m / 1,246 sq ft



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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