



13 Brookfield Road, Wooburn Green

£625,000



Robertsons

13 Brookfield Road

Wooburn Green, High Wycombe

A spacious and recently renovated semi detached family home quietly situated in a quiet no through road in this popular village location. Entrance hall, Cloakroom, Sitting/Dining room, Kitchen/Breakfast room, Utility room/Study, Ground floor Bedroom 4 with wet room, Three further bedrooms, Family Bathroom/Shower, Gas central heating, Double glazing, Off street parking, 69' rear garden, Cinema room/Home office, Summer house/Studio. Viewing recommended.

Council Tax band: E Tenure: Freehold

Entrance hall : Tiled flooring, stairs to first floor

Cloakroom : Low level W.C., wash hand basin with tiled splash backs, down lighters, tiled flooring, heated towel rail, window to side

Study/Utility room : Tiled flooring, radiator, down lighters, window to front

Bedroom 4 : Tiled flooring, radiator, window to side

Wet room : Fitted shower, low level W.C., wash hand basin with mixer tap, tiled flooring and walls

Sitting/Dining room : Tiled flooring, two wall light points, radiator, window to front, bi folding doors to garden





Kitchen/Breakfast room : Fitted with a range of eye and base level units incorporating 'Belfast sink' with mixer tap, space for range oven with extractor over, built in microwave/oven, space for American style fridge/freezer, built in dishwasher, built in wine cooler, fitted breakfast bar, concealed wall mounted Worcester gas fired central heating boiler, Quartz worktops, down lighters, tiled flooring, window to rear

First floor

Landing : Built in storage cupboards

Bedroom 1 : Radiator, built in wardrobe, access to loft space, windows to front and rear

Bedroom 2 : Radiator, window to rear

Bedroom 3 : Radiator, built in wardrobe, window to front

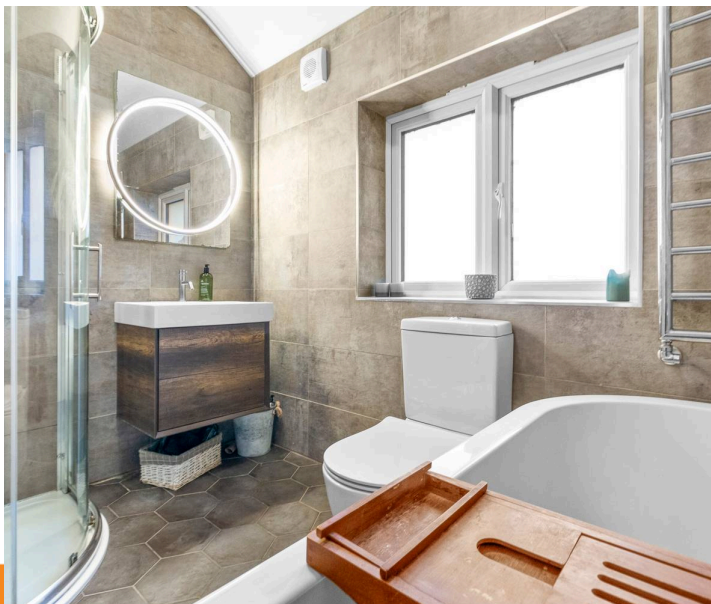
Bathroom : White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with tiled splash back and drawers under, corner shower cubicle housing fitted shower unit, tiled walls, tiled flooring, heated towel rail, window to side

Front garden/Parking : A driveway provides parking for several cars

Rear garden : An area of patio leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. There is an area of raised decking at the rear of the garden. All is enclosed by panelled fencing and extends to 69' x 32'.

Home office/Cinema room : With air conditioning unit, built in speakers, down lighters, three windows to front, double doors, window to side, attached storage shed

Summer house/Studio : With light and power



Approximate Gross Internal Area
 Ground Floor = 71.7 sq m / 772 sq ft
 First Floor = 52.5 sq m / 565 sq ft
 Outbuildings = 29.6 sq m / 319 sq ft
 Total = 153.8 sq m / 1656 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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