



23 Clearbrook Close, High Wycombe

Guide Price £400,000



23 Clearbrook Close

High Wycombe

A semi detached home which is in need of modernisation on this popular development. Entrance hall, Sitting room, Dining room, Kitchen, Three bedrooms, bathroom, Separate W.C., Gas central heating, Double length garage and ample parking, Garden. NO CHAIN. Council Tax band: D

Tenure: Freehold



Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator, wall thermostat

Sitting room

Fireplace with tiled surround and hearth, radiator, dimmer switch, opening to Dining room

Dining room

With door to garden, dimmer switch, door to kitchen, window to rear





Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in AEG oven, fitted AEG four ring gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, door to garden, part tiled walls, windows to rear and side

First floor

Landing

Access to loft space, window to side

Bedroom 1

With a range of fitted wardrobes, radiator, dimmer switch, window to front

Bedroom 2

Radiator, window to rear

Bedroom 3

Built in wardrobe, radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, part tiled walls, down lighters, window to rear

Separate W.C.

Low level W.C., part tiled walls, window to rear

Front garden/Parking

A driveway provides parking for three/four cars. The remainder is laid to lawn

Double length garage

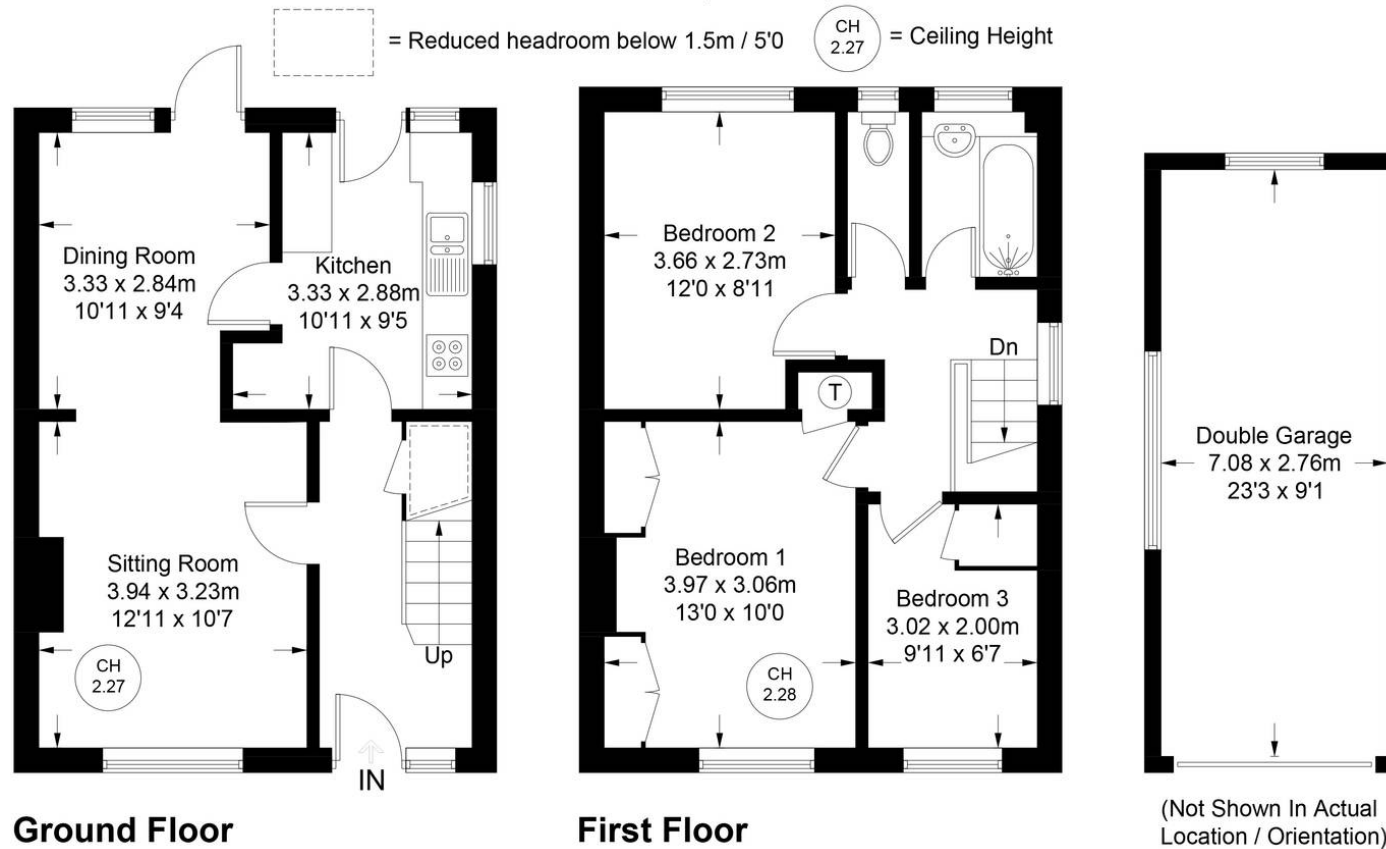
With metal up and over door, windows to rear and side

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn. The garden extends to 58' (max.) narrowing to 40'.



Approximate Gross Internal Area
 Ground Floor = 39.5 sq m / 425 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Double Garage = 19.5 sq m / 210 sq ft
 Total = 99.4 sq m / 1070 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
 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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