

CRENDON **H**OUSE

Est. 1971



**24a Walkham Close, High Wycombe,
Buckinghamshire, HP13 7BW**

£345,000 - Freehold

Offered to the market with NO ONWARDS CHAIN is this deceptively spacious three bedroom home offering a generous living/dining room, modern fitted kitchen, ground floor WC/utility area and a private rear garden.

The entrance hall provides access to a useful downstairs WC which also offers space and plumbing for white goods. The modern fitted kitchen features a range of units and integrated cooking appliances with additional space for a fridge/freezer. A particular feature of the property is the impressive living/dining room measuring approximately 18'1" x 13'9". The room provides plenty of space for separate sitting and dining areas with sliding doors opening directly onto the rear garden and patio. Upstairs, the principal bedroom is a generous double room with fitted wardrobes and there is a further double bedroom along with a comfortable single room. The family bathroom is fully tiled and fitted with a modern white suite comprising a bath with shower, WC and wash basin with fitted storage. Outside, the rear garden is low maintenance with a raised paved terrace immediately adjoining the house and steps leading down to a graveled garden bordered by mature trees. To the front there is a paved driveway leading to the property.

Local Description

Walkham Close is situated on the eastern side of High Wycombe in the HP13 7BW area with convenient access to local amenities and surrounding road links. The location is particularly useful for commuters with Junction 3 of the M40 readily accessible from this side of High Wycombe while Junction 4 provides further connections towards the M25, M4 and wider motorway network. High Wycombe town centre offers an extensive range of shopping, leisure and recreational facilities while High Wycombe railway station provides mainline services. The wider HP13 area is also served by a range of schools primary schools and is in catchment for the local grammar schools.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Three Bedroom House

Spacious Living/Dining Room

Modern Fitted Kitchen

Ground Floor WC/Utility Area

Modern Family Bathroom

Driveway Parking

Private Rear Garden

Gas Central Heating

Council Tax Band: D

EPC Rating: C



Crendon House – Wooburn Green

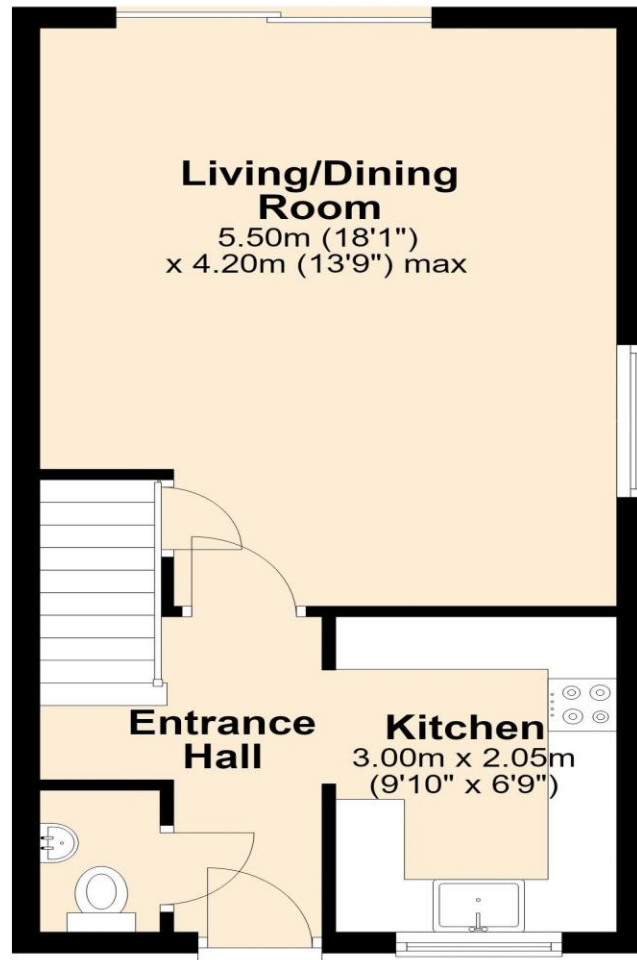
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

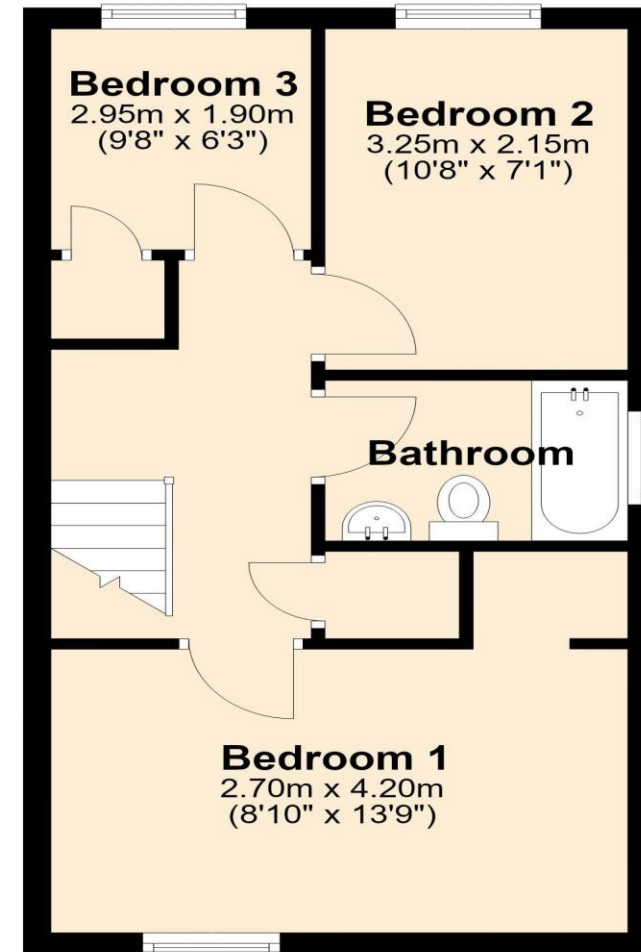
wooburn@crendonhouse.com

www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 72.0 sq. metres (775.5 sq. feet)



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.