



19 Clearbrook Close, High Wycombe, Buckinghamshire, HP13 7BQ

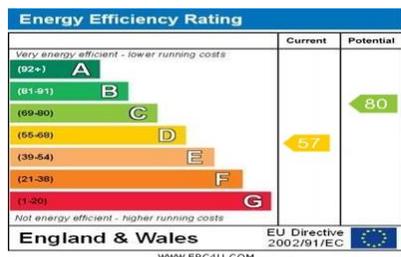
*We are delighted to offer for sale this well maintained three bedroom semi detached house situated in a popular residential area close to Wycombe golf club.*

Entrance Porch | Lounge With Woodland Views | Dining Room | Modern Fitted Kitchen | First Floor Landing | Three Bedrooms | Family Refitted Shower Room | Enclosed Rear Garden | Garage | Open Plan Front Garden | Driveway With Parking For Numerous Cars | Overlooking Woodland To Front With The Golf Course Beyond | Highly Regarded Residential Area | Close To Junction 3 Of M40 | Good Condition Throughout Recently Redecorated | Gas Central Heating To Radiators | Double Glazed Windows | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this well maintained, three bedroom semi detached house, situated in a popular residential area close to Wycombe golf club. The property has gas central heating to radiators, sealed unit double glazed windows and has recently been redecorated throughout with a neutral finish. The kitchen has been refitted with modern units and the first floor shower room boasts a modern refitted suite. With wood land views to the front, beyond which is the golf course. Externally there is a garage, an enclosed rear garden and driveway parking for numerous cars. To be sold with no upper chain; we hold keys for early viewings of this excellent family home in an enviable location.

**Price... £435,000**

*Freehold*



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## LOCATION

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London. The property is also within easy reach of recreational facilities and highly regarded local schooling.

## DIRECTIONS

From our office in Crendon Street proceed out along the A40 London Road and continue over two mini roundabouts. Go straight through the traffic lights at the retail park. After this turn left into Hammersley Lane at the second set of lights. Continue up the hill and turn right into Robinson Road taking first left in to The Rise, then the second right in to Clearbrook Close where number 19 can be found on the left hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

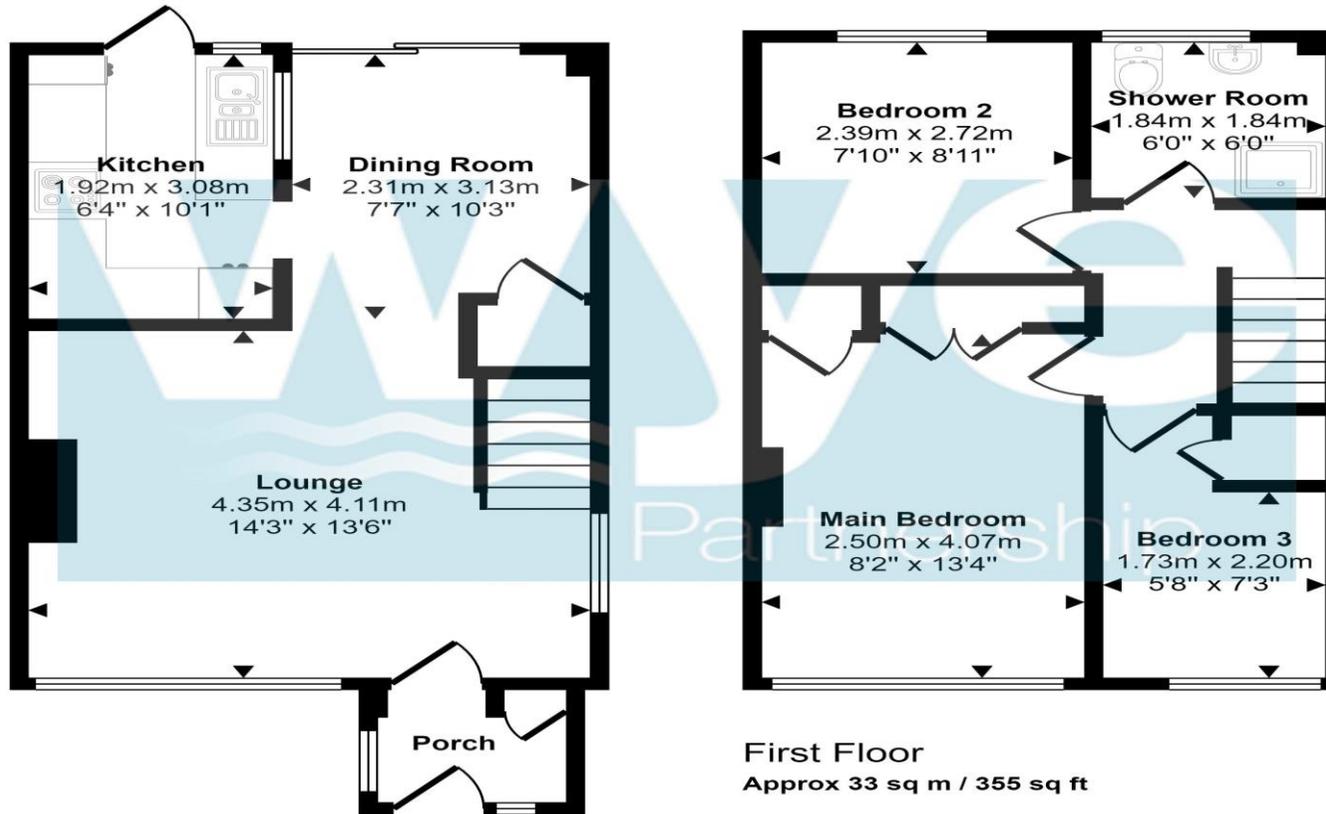
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
67 sq m / 724 sq ft



**Ground Floor**  
Approx 34 sq m / 369 sq ft

**First Floor**  
Approx 33 sq m / 355 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership