



52 Clearbrook Close, Loudwater  
£460,000



# 52 Clearbrook Close

Loudwater, Buckinghamshire

A quietly situated semi detached family home in this popular development, backing onto woodland and farmland. Entrance hall, Sitting room, Dining room, Kitchen, Three bedrooms, Recently fitted shower room, Gas central heating (recently installed boiler), Double glazing, Garage and parking, Rear garden.

Council Tax band: D

Tenure: Freehold

## Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator

## Sitting room

With wall mounted gas fire, radiator, window to front

## Dining room

Radiator, window to rear

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Bosch oven, fitted four ring Neff gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, wall mounted Ideal gas fired central heating boiler, windows to rear and side, door to garden



**First floor****Landing**

Access to part boarded loft space with loft ladder, window to side

**Bedroom 1**

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

**Bedroom 2**

Radiator, window to rear

**Bedroom 3**

Radiator, built in wardrobe, window to front

**Shower room**

Walk in shower with fitted rainfall shower, low level W.C., wash hand basin with cupboards under, part tiled walls, down lighters, extractor fan, window to rear

**Front garden/Parking**

A driveway provides parking for one car. The remainder is laid to lawn

**Garage**

With metal up and over door, light and power

**Rear garden**

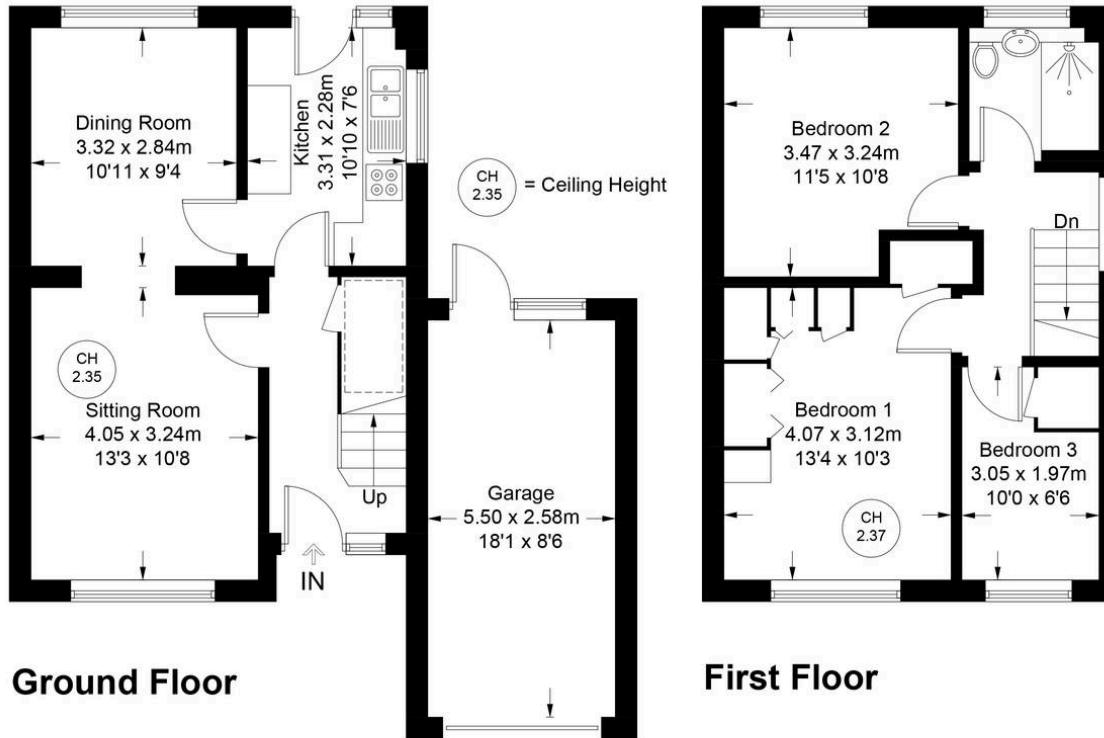
The rear is laid to lawn with flower and shrub borders. All is enclosed by hedging and fencing with an area of patio towards the top of the garden. In all the garden extends to 35' x 26'.



Approximate Gross Internal Area  
Ground Floor = 38.7 sq m / 417 sq ft  
First Floor = 39.8 sq m / 428 sq ft  
Garage = 14.4 sq m / 155 sq ft  
Total = 92.9 sq m / 1000 sq ft



[Dashed Box] = Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First Floor**

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.



**Robertsons**