



Clover Cottage Beech Road
High Wycombe

£400,000



Robertsons

Clover Cottage Beech Road High Wycombe Buckinghamshire HP11 1RY

An attractive detached brick and flint character cottage quietly situated on the eastern outskirts of the town. Entrance lobby, Sitting/Dining room, Kitchen, Two bedrooms, Bathroom, Part double glazing, Gas central heating, Gardens, Off road parking.

Entrance lobby

Radiator, window to side, door to Sitting room

Sitting/Dining room

Stairs to first floor, three radiators, four wall light points, exposed wall beams, windows to rear and side

Kitchen

Fitted with a range of eye and base level units incorporating 'Belfast' sink unit, space for oven, built in washing machine, space for fridge/freezer, cupboard housing gas fired central heating boiler, part tiled walls, tiled flooring, down lighters, window to rear, door to garden

First floor

Landing

Access to loft space, radiator, exposed ceiling beams

Bedroom 1

Radiator, wooden flooring, exposed ceiling beams, fitted double wardrobes, windows to front and rear

Bedroom 2

Radiator, wooden flooring, window to rear



Bathroom

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, fitted mirror, shaver point, window to side

Front garden/Parking

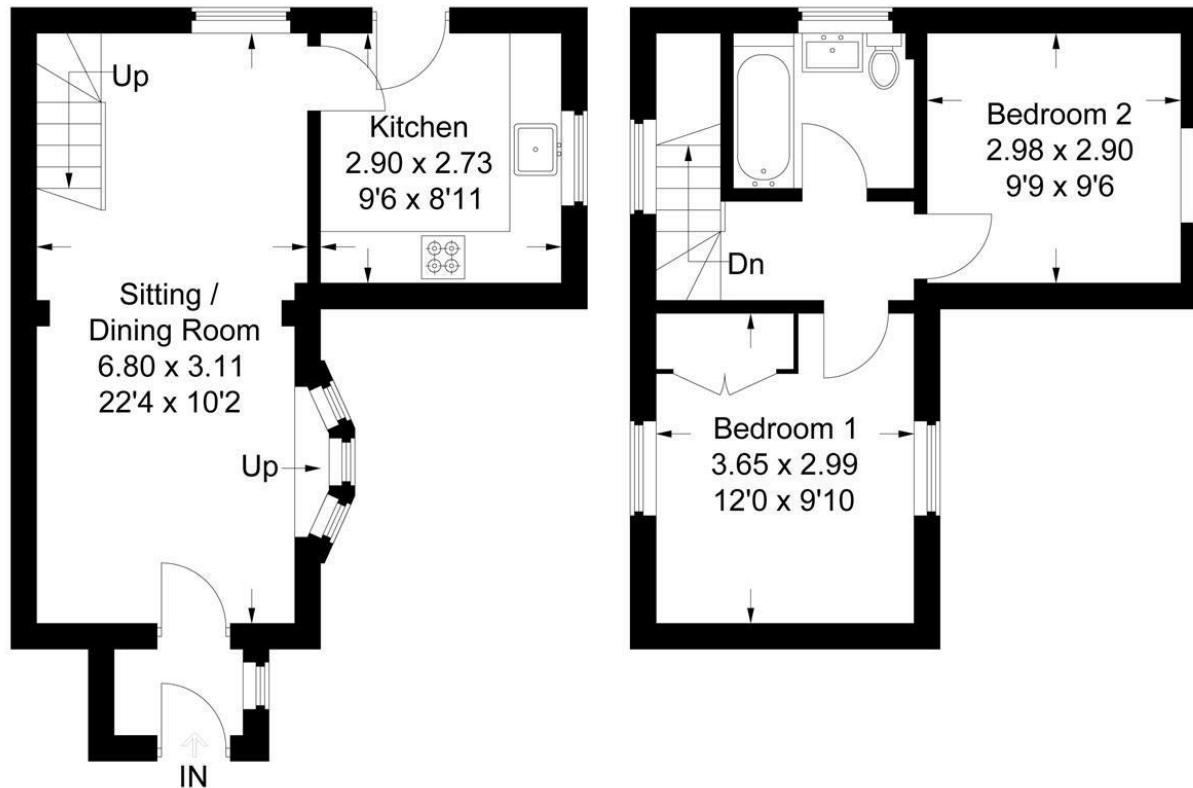
A gravelled driveway provides parking

Rear garden

The rear garden is predominantly laid to lawn with flower and shrub borders. To the side of the house is a paved patio area. All is enclosed by panelled fencing and extends to 71' (max.) x 35'



Approximate Gross Internal Area
 Ground Floor = 32.3 sq m / 347 sq ft
 First Floor = 29.5 sq m / 317 sq ft
 Total = 61.8 sq m / 665 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(70-80) C		(70-80) C	
(55-69) D		(55-69) D	
(38-54) E		(38-54) E	
(21-37) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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